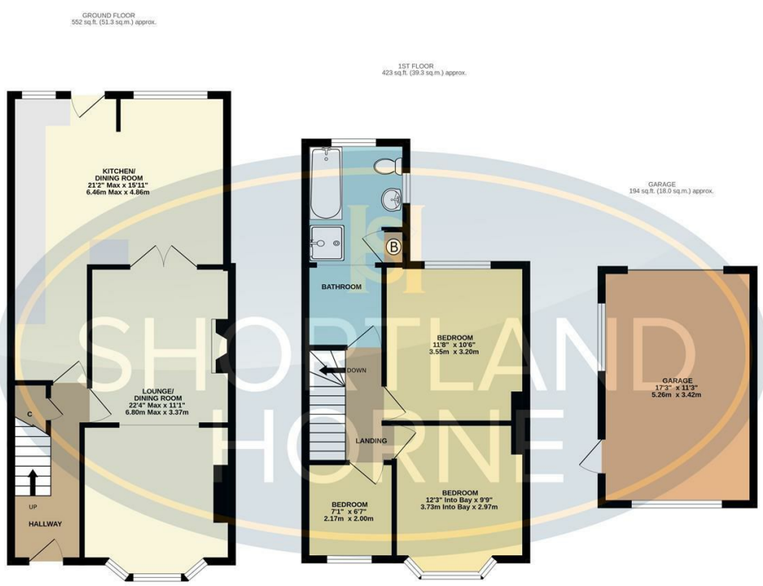
Floor Plan



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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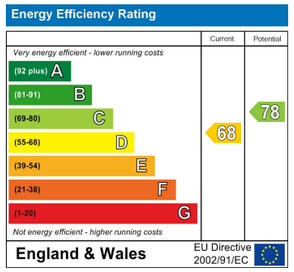
EPC



DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

SHORTLAND HORNE

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£230,000

Bedrooms 3
Bathrooms 1

There is something wonderfully reassuring about a home that has been loved for generations, and this attractive double bayed terrace on Torcross Avenue tells exactly that story. Having remained in the same ownership since 1972, this is a property that has been cherished, cared for and enjoyed for over five decades, creating the perfect opportunity for its next chapter to begin.

Offered with no onward chain, the home welcomes you with a bright and airy feel from the moment you step through the front door. Natural light pours through the bay windows and generously sized rooms, creating an uplifting atmosphere throughout the day. Neutral décor provides a blank canvas for buyers to add their own personality, while the excellent condition means you can move straight in and begin enjoying everything this wonderful home has to offer.

The heart of the property is undoubtedly the spacious through lounge and dining room. This inviting space effortlessly balances comfort and practicality, making it ideal for both cosy evenings and entertaining family and friends. The front bay window floods the room with natural light, while the gas fire creates a warm focal point during the colder months. Double doors lead seamlessly into the extended kitchen and dining area, creating a sociable flow that modern lifestyles demand.

The extended kitchen offers an abundance of storage and workspace, complete with a built in oven, hob and extractor hood. Whether you are preparing a quick breakfast before work, helping with homework at the breakfast bar or hosting a family gathering around the dining table, this is a room designed to bring people together.

Upstairs, the accommodation continues to impress with three well proportioned bedrooms. The principal bedroom benefits from an attractive bay window and ample space for wardrobes and additional furniture. The second bedroom is another generous double, while the third bedroom offers flexibility as a nursery, home office, dressing room or comfortable single bedroom. The extended bathroom is a particular highlight, featuring both a bath and a separate shower cubicle, giving busy households the luxury of choice.

Outside, the sunny rear garden provides a private and low maintenance retreat. Beautifully arranged with paved seating areas, shrub borders and colourful flower beds, it offers the perfect setting for summer barbecues, morning coffee or simply relaxing with a book after a long day. To the rear, a brick built garage with power and lighting provides excellent storage or secure parking, with additional space to park a vehicle in front.

The location is equally appealing. Situated within a popular family friendly area of Wyken, the property enjoys convenient access to a range of highly regarded schools including St John Fisher Primary School, Wyken Croft Primary School and Lyng Hall School. University Hospital Coventry is close by, making the property particularly attractive for healthcare professionals, while excellent transport links including the A444 and M6 provide easy commuting options. Gallagher Retail Park is also just a short distance away, offering a fantastic selection of shops, supermarkets, restaurants and everyday amenities.

Combining space, practicality and a location that makes everyday life effortless, this is a home that offers far more than bricks and mortar. It offers the chance to become part of a story that began more than fifty years ago and to create memories of your own for many years to come.

GROUND FLOOR	
Hallway	
Lounge/Dining Room	22'4 (max) x 11'1
Kitchen/Dining Room	21'2 (max) x 15'11
FIRST FLOOR	
Bedroom 1	12'3 x 9'9
Bedroom 2	11'8 x 10'6
Bedroom 3	7'1 x 6'7
Bathroom	
OUTSIDE	
Garage	17'3 x 11'3
Rear Garden	
Front Garden	