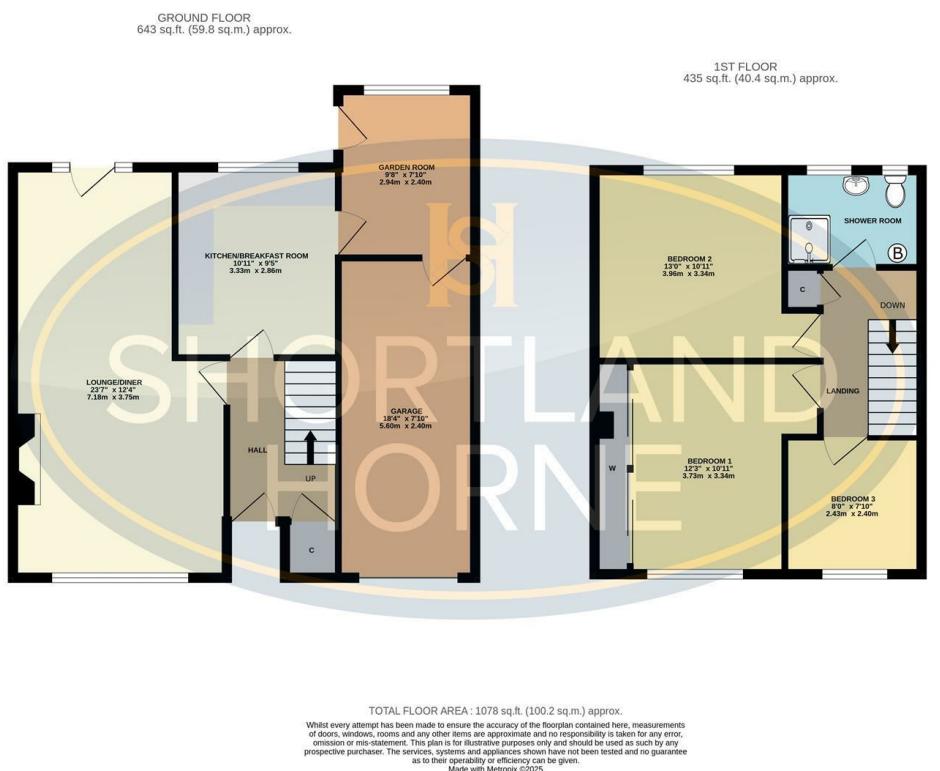
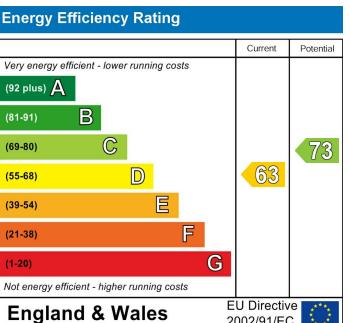


## Floor Plan



## 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.



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**Harold Road**  
**Wyken CV2 5LG**



# £280,000 Guide Price

**Bedrooms 3**  
**Bathrooms 1**

If homes could talk, this one would tell a tale of Sunday roasts, garden picnics, and children racing up the stairs. Since 1966, it's been a place where memories have been made and moments cherished. Now, this bright and beautifully kept three-bedroom semi on Harold Road is ready for a new story. This home is lovingly kept and offered with no chain.

Step through the front door and into a hallway that immediately feels like it's ready to greet you home. There is a handy storage cupboard for coats and shoes, the kind of practical touch that makes day to day life that bit easier. Beyond, the lounge and dining area opens up, bathed in sunlight from morning till evening. The gas fire, fitted just a couple of years ago, adds a soft, cosy glow, while the patio doors at the far end draw the eye out to the garden beyond. It is a space that seems made for both family gatherings and quiet Sunday afternoons, with a lovely sense of calm and openness.

The kitchen continues that same blend of comfort and practicality, fitted with timeless Shaker style units, a tiled splashback and an integrated gas oven with a glass hob. There is room for a small dining table where you can enjoy breakfast while morning light streams through the window. It is easy to imagine the aroma of fresh coffee and toast filling the room as the day begins.

An extension to the side offers a versatile extra space, a sitting room, garden room or utility area, with access to both the garage and the rear garden. It is the sort of flexible spot every household appreciates, ready to adapt to your lifestyle whether you are working from home, crafting, or simply folding the laundry while watching the world go by outside.

Upstairs, soft carpeting and gentle natural light create a calm retreat. The main bedroom is generous, with a wide window that frames a serene view of the trees at the nearby golf club. There is a full width fitted wardrobe and plenty of space for a large bed. The second bedroom is a comfortable double, while the third makes a charming single room, nursery or home office. The shower room has been freshly updated with a new cubicle, flooring, plumbing and fittings, giving it a bright, modern finish that feels instantly refreshing.

The rear garden is an absolute gem, private and peaceful, framed by neat fencing and pretty shrub borders. A raised lawn catches the sun beautifully, while the patio offers the perfect spot for summer barbecues or evening drinks as the sky fades to gold. With tall trees visible in the distance and no houses overlooking, it is a garden that feels like a world of its own.

To the front, a smart driveway leads to the garage which features a new up and over door installed just last year. There is a tidy lawn beside it, adding a splash of greenery to your arrival home.

Harold Road itself is one of those rare finds, quiet and friendly, yet wonderfully convenient. Families will appreciate being within catchment for Caludon Castle School and close to Blue Coat, Stoke Park, and a great selection of primaries. Professionals will love the easy access to Walsgrave Hospital, local shops, and transport links, with the M6, A46 and Binley Road all within easy reach.

Full of natural light, homely warmth, and a quiet sense of care, this property is not just a house, it is a story waiting for its next chapter. Whether you are a growing family or a professional looking for a calm place to unwind, Harold Road is ready to welcome you home.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Driveway



## GROUND FLOOR

Lounge/Dining Room 23'7 x 12'4

Kitchen/Breakfast Room 10'11 x 9'5

Garden Room 9'8 x 7'10

## FIRST FLOOR

Landing

Bedroom 1 12'3 x 10'11

Bedroom 2 13' x 10'11

Bedroom 3

Shower Room

OUTSIDE

Garage

Rear Garden

Driveway

8' x 7'10

18'4 x 7'10