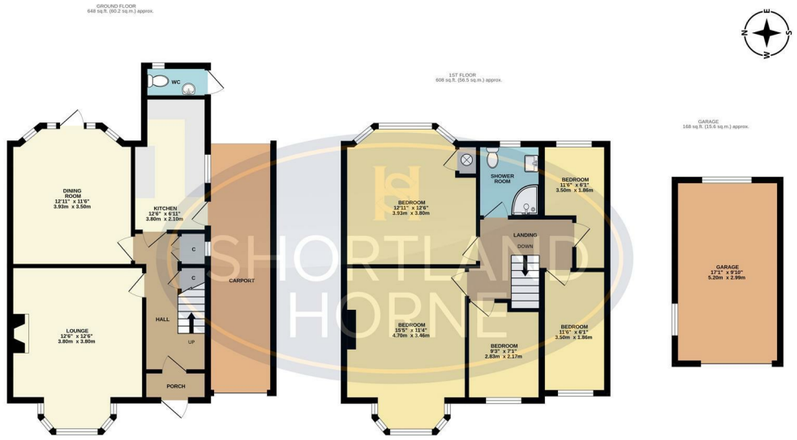
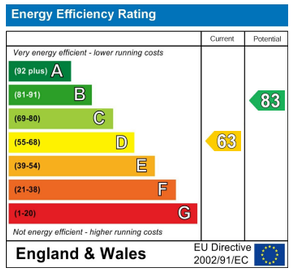
Floor Plan



TOTAL FLOOR AREA : 1424 sq.ft. (132.2 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.

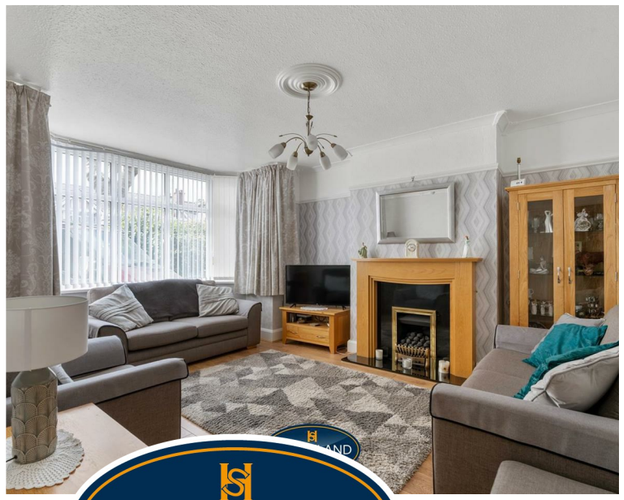
Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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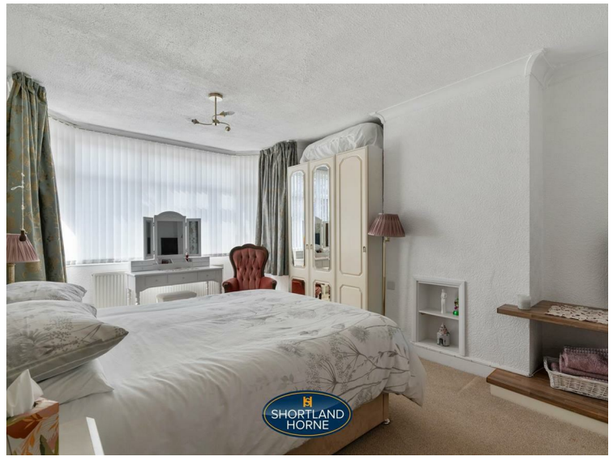
SHORTLAND HORNE

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Burns Road

CV2 4AD











£260,000 By Auction

Bedrooms 5
Bathrooms 1

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000. The end date is set for 1/12 at 12:00.Pattinson Auction are working in Partnership with the marketing agent on this online auction sale. The property is available to be viewed strictly by appointment only. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

Step through the porch into a light and airy hallway that sets the tone for the rest of the home. To the front, the lounge is inviting and cosy, with a wide bay window, a gas fire set against a feature wallpapered wall, and charming details such as picture rails and a neutral colour palette. The adjoining dining room also enjoys a bay window with patio doors that open directly onto the rear garden, allowing sunlight to flood the space and providing a seamless flow for entertaining or family meals. The kitchen is well-kept and functional, laid out in a square design with cream cabinetry, a built-in oven, hob and extractor fan, and space for both a washing machine and fridge.

Upstairs, the home offers five bedrooms thanks to a well-planned double-storey side extension. In the original part of the house, two spacious doubles — one at the front with a bay window and chimney breast, and one at the rear with built-in wardrobes — are complemented by a generous single room that would serve well as a nursery, home office or study. A modern, fully tiled shower room with vanity under the sink adds a fresh, contemporary finish. Through an archway, the extended section houses two additional single bedrooms, offering flexible space perfect for children, guests or extra work-from-home needs.

The rear garden is a peaceful, sun-soaked retreat — not overlooked and thoughtfully designed for both relaxation and practicality. A raised decked seating area greets you as you step outside, framed by mature flower beds and a large, established tree providing shade and privacy. A summer house sits tucked into one corner — ideal for a home office, hobby room or simply a quiet spot to unwind — alongside a garden shed for handy storage. There's also a blend of artificial lawn and paving for low-maintenance enjoyment, all enclosed by quality fencing. A detached garage is located at the rear, along with an outside WC and access to the carport which runs the full length of the home.

Burns Road is a residential road with a sense of community and convenient access to daily essentials. There are several well-regarded schools within walking distance, including Sacred Heart Catholic Primary, Ravensdale Primary and Stoke Park Secondary School. Local shops, Caludon Castle Park and University Hospital are all just a short drive away, making this a truly practical and welcoming family home with space, light, and comfort in abundance.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Driveway
Council Tax Band: C
EPC Rating: D
Approx. Total Area: 1424 Sq. Ft





GROUND FLOOR		Bedroom 4	11'6 x 6'1
Lounge	12'6 x 12'6	Bedroom 5	11'6 x 6'1
Dining Room	12'11 x 11'6	Shower Room	
Kitchen	12'6 x 6'11	OUTSIDE	
FIRST FLOOR		Rear Garden	
Bedroom 1	15'5 x 11'4	WC	
Bedroom 2	12'11 x 12'6	Garage	17'1 x 9'6
Bedroom 3	9'3 x 7'1	Carport	
		Driveway	