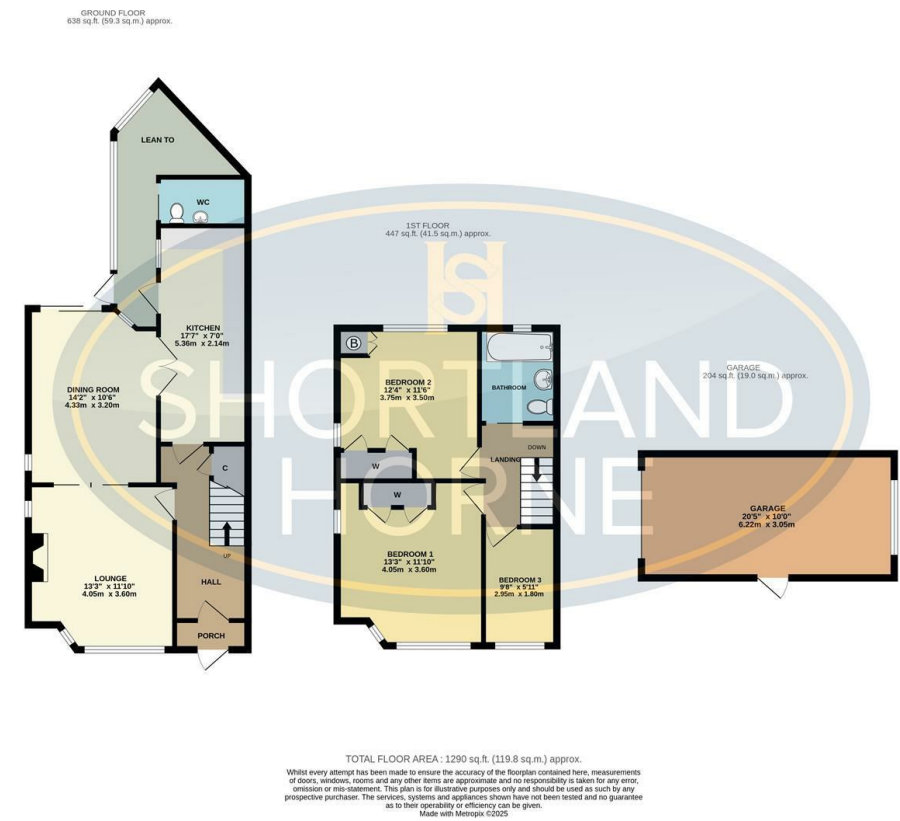
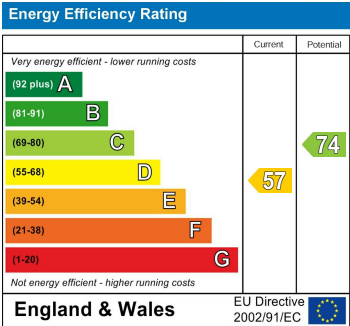


Floor Plan



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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**Church Lane**  
**CV2 4AP**





# £260,000 Offers Over | Bedrooms 3 Bathrooms 2

Tucked away along the tree-lined stretch of Church Lane in the heart of Stoke, this three bedroom semi-detached home offers the perfect blend of peace, practicality, and potential. From the very first glance, there is an undeniable sense of warmth about the place. The paved front garden, easy to maintain and neatly presented, sets a welcoming tone, while the gated driveway and side garage promise secure parking and useful space for storage. In a neighbourhood known for its friendly atmosphere and convenient access to everything Coventry has to offer, this home feels like a hidden pocket of calm within the city.

Step through the light and airy porch into a comfortable hallway, carpeted and inviting, where the homely atmosphere immediately unfolds. The lounge and dining area stretch across the back of the home, filled with natural light that filters in through wide patio doors. From here, you can gaze out to the garden, a soothing green view that brings a sense of openness and connection with nature. This is a room made for every occasion — from quiet evenings curled up on the sofa to lively family gatherings around the dining table. The gentle softness of the carpet underfoot enhances the feeling of comfort, creating a space that truly feels lived in and loved.

The kitchen lies just beyond which is presented with cushioned flooring and a tiled backsplash that adds a practical touch of character. There is space for everything you need, making daily cooking a pleasure rather than a chore. The ground floor also includes a handy W/C, cleverly designed to accommodate utilities, keeping the rest of the home organised and clutter-free. A bright and airy lean-to completes this level, opening out to the rear garden and drawing in even more light. It's the perfect spot for morning coffee or a peaceful moment surrounded by the sounds of the outdoors.

Upstairs, the soft carpet continues up the stairs and across the landing, leading to three comfortable bedrooms. The main bedroom is spacious and serene, offering plenty of room for a double bed and the potential for additional furniture or personal touches. The second bedroom, another generous double, features fitted wardrobes that make excellent use of space and ensure everything has its place. The third bedroom, smaller but full of versatility, would make an ideal home office or nursery, depending on your needs. Completing the upper floor is a fresh and functional family bathroom, fitted with a classic white three piece suite and a shower over the bath — perfect for both quick morning routines and relaxing evening soaks.

Step outside and the sense of calm continues. The rear garden is enclosed and mainly laid to lawn, making it safe for children or pets and easy to care for. Mature shrubs and trees add privacy, while three useful sheds provide ample storage for tools, bikes, or gardening equipment. It is a garden that invites relaxation and creativity — a space that could easily be transformed into a summer haven for barbecues or quiet weekends in the sun.

The location of this home is another of its many strengths. Church Lane enjoys a reputation as one of Stoke's quieter and friendlier pockets, with a strong community spirit and leafy surroundings. Everyday amenities are within easy reach, including local shops, supermarkets, and cafés. Excellent schools such as Stoke Primary and Blue Coat Church of England School are close by, making it a great choice for families. Transport links are also superb, with convenient bus routes, easy access to Coventry city centre, and quick connections to the A46 and M6 for those who commute.

This home on Church Lane is a rare opportunity to settle into a property that offers both comfort and convenience in equal measure. It is a place where each room feels welcoming, where the light moves gently through the day, and where you can truly picture your next chapter beginning.



GROUND FLOOR		Landing	
Porch		Bedroom 1	13'3 x 11'10
Hall		Bedroom 2	12'4 x 11'6
Lounge	13'3 x 11'10	Bedroom 3	9'8 x 5'11
Dining room	14'2 x 10'6	Bathroom	
Kitchen	17'7 x 7'0	OUTSIDE	
W/C		Front garden	
Lean-to		Rear garden	
FIRST FLOOR		Garage	20'5 x 10'0
		Driveway	