

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Home. 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 Home 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.

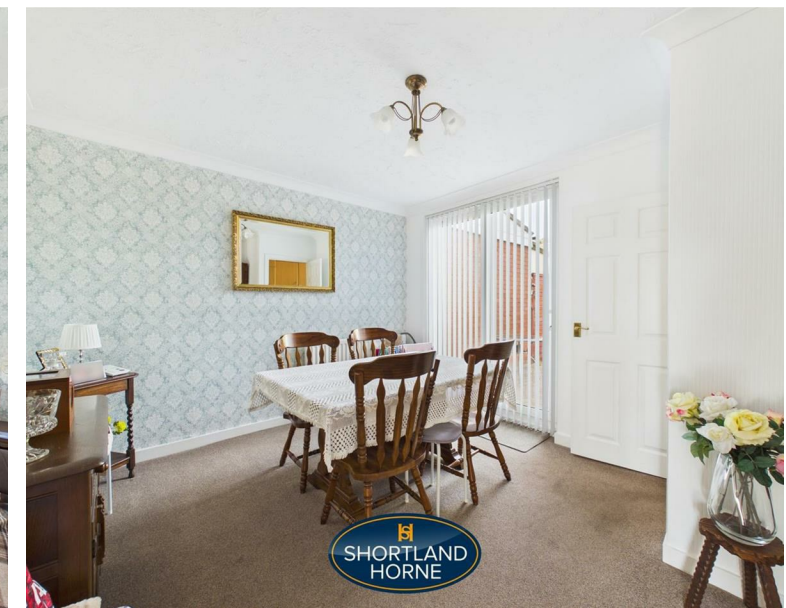
Appliances

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 Home 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 Home'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 Home 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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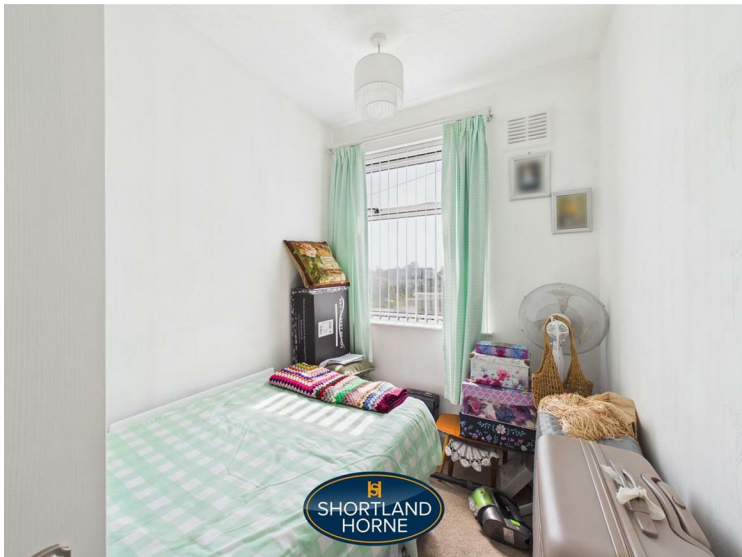
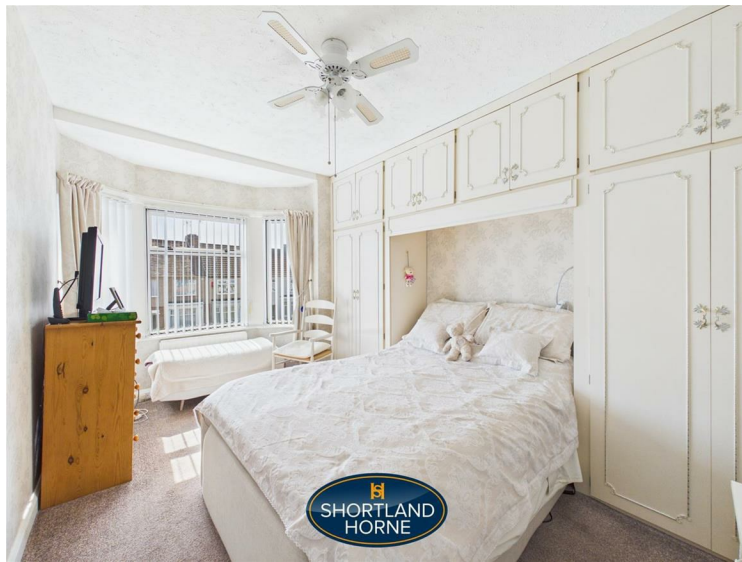
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SHORTLAND HORNE

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Elgar Road
CV6 7JG



£220,000

Bedrooms 3
Bathrooms 1

Offered to the market with no onward chain and lovingly cared for by the same owner for more than sixty years, this attractive double bayed three bedroom terraced home is the kind of property that instantly feels welcoming. Full of warmth, character and happy memories, it presents a rare opportunity to own a well maintained family home in a popular and convenient location, ready for its next chapter.

From the moment you step into the bright entrance porch, there is a feeling of coming home. It provides the perfect place to kick off muddy shoes, hang up coats and leave the outside world behind before entering the welcoming hallway that leads through the heart of the property.

Natural light is one of the standout features throughout the home. The spacious lounge is beautifully bright thanks to its attractive bay window, creating a comfortable space to relax with family, enjoy a quiet evening or curl up in front of the cosy gas fire during the colder months. The adjoining dining room offers plenty of room for a sizeable dining table, making it ideal for everything from family dinners and Sunday roasts to celebrations with friends. Sliding patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living during the warmer months.

The kitchen is practical, well arranged and offers an abundance of storage with cabinets running along both sides. Complete with a built in oven, hob and extractor, tiled flooring and stylish metro style wall tiling, it provides everything needed for everyday cooking while offering plenty of scope for future buyers to personalise over time if desired.

Upstairs, the property continues to impress with three well proportioned bedrooms. The principal bedroom enjoys the benefit of a bay window and offers ample space for a double bed and wardrobes. The second bedroom is another generous double, perfect for family members, guests or a comfortable work from home setup. The third bedroom is a versatile single room that could equally serve as a nursery, dressing room or home office depending on your lifestyle needs. Completing the first floor is a modern shower room featuring contemporary tiling, a white suite and shower cubicle.

Outside, the private rear garden provides a wonderful extension of the living space. A block paved patio offers the perfect spot for morning coffee, summer barbecues or relaxing with a book, while the lawned garden with mature shrub borders creates a pleasant and established backdrop. A garage at the rear adds further practicality and storage options.

To the front, the low maintenance garden enhances the property's kerb appeal while also offering potential for off road parking, subject to the necessary permissions.

Location is another major advantage. Families will appreciate being just a stone's throw from Courthouse Green Primary School, while commuters benefit from excellent access to the A444 and wider road network. Arena Retail Park and Gallagher Retail Park are both nearby, placing a fantastic range of shops, supermarkets, restaurants and everyday amenities within easy reach.



GROUND FLOOR

Porch	
Hallway	
Lounge	11'3 x 10'11
Dining Room	12'9 x 11'
Kitchen	13'7 x 7'11

FIRST FLOOR

Landing

Bedroom 1	14'1 x 9'2
Bedroom 2	10'3 x 9'8
Bedroom 3	8'7 x 5'11
Shower Room	5'6 x 5'5
OUTSIDE	
Rear Garden	
Front Garden	