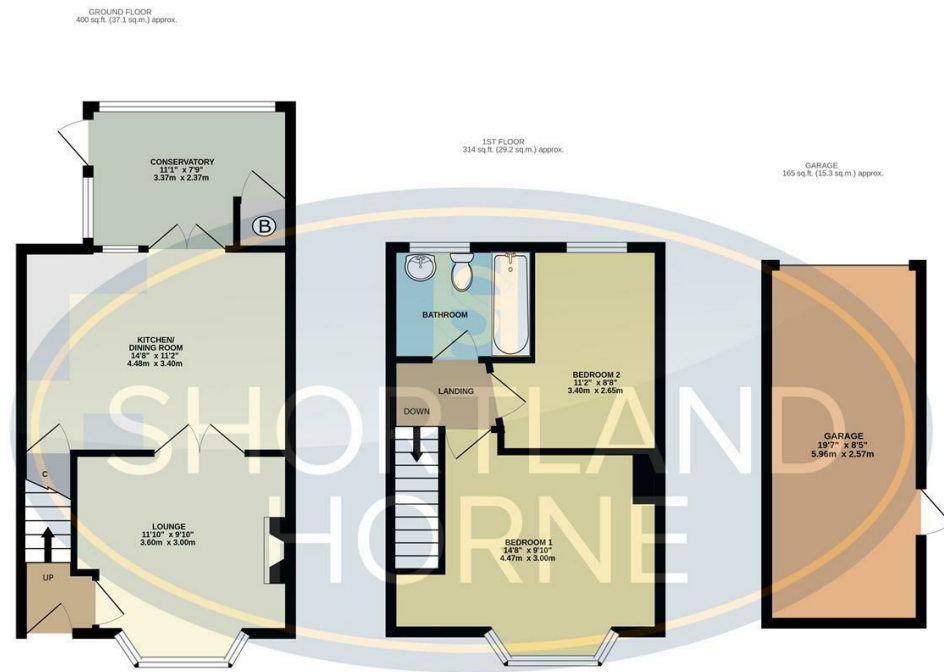


Floor Plan



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 03026.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	45	
(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 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.

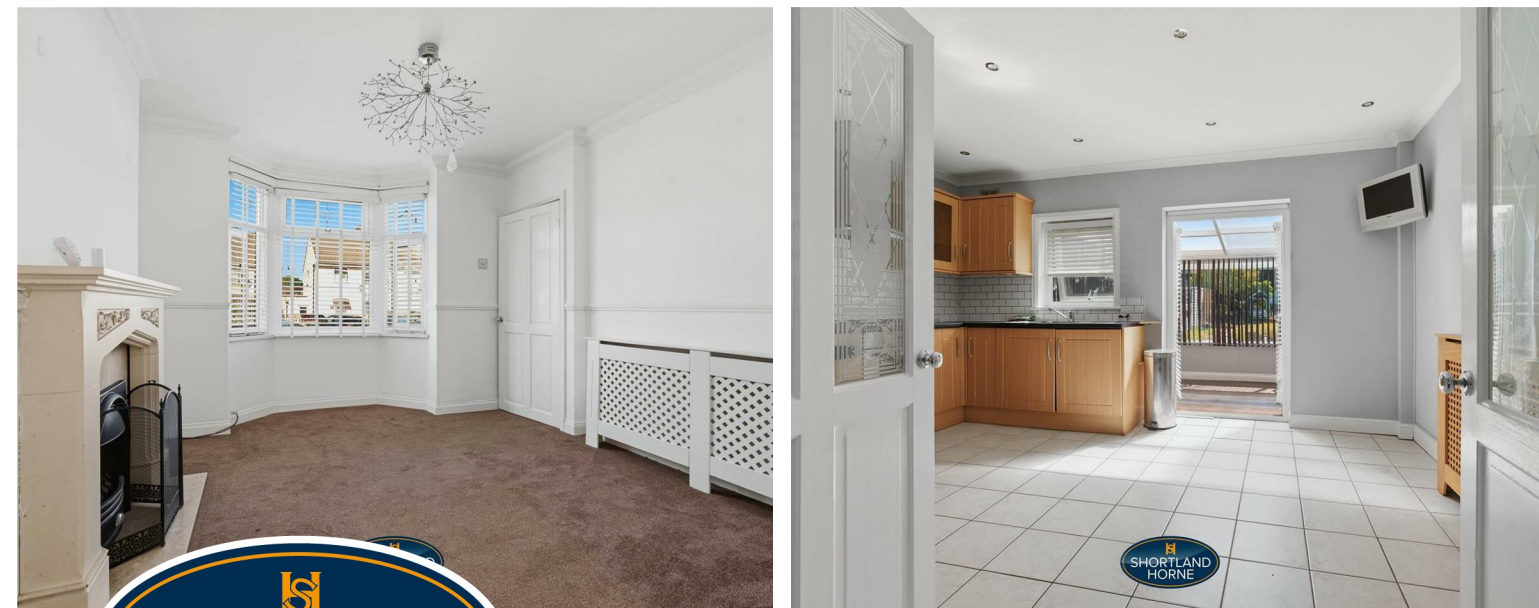
Appliances

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

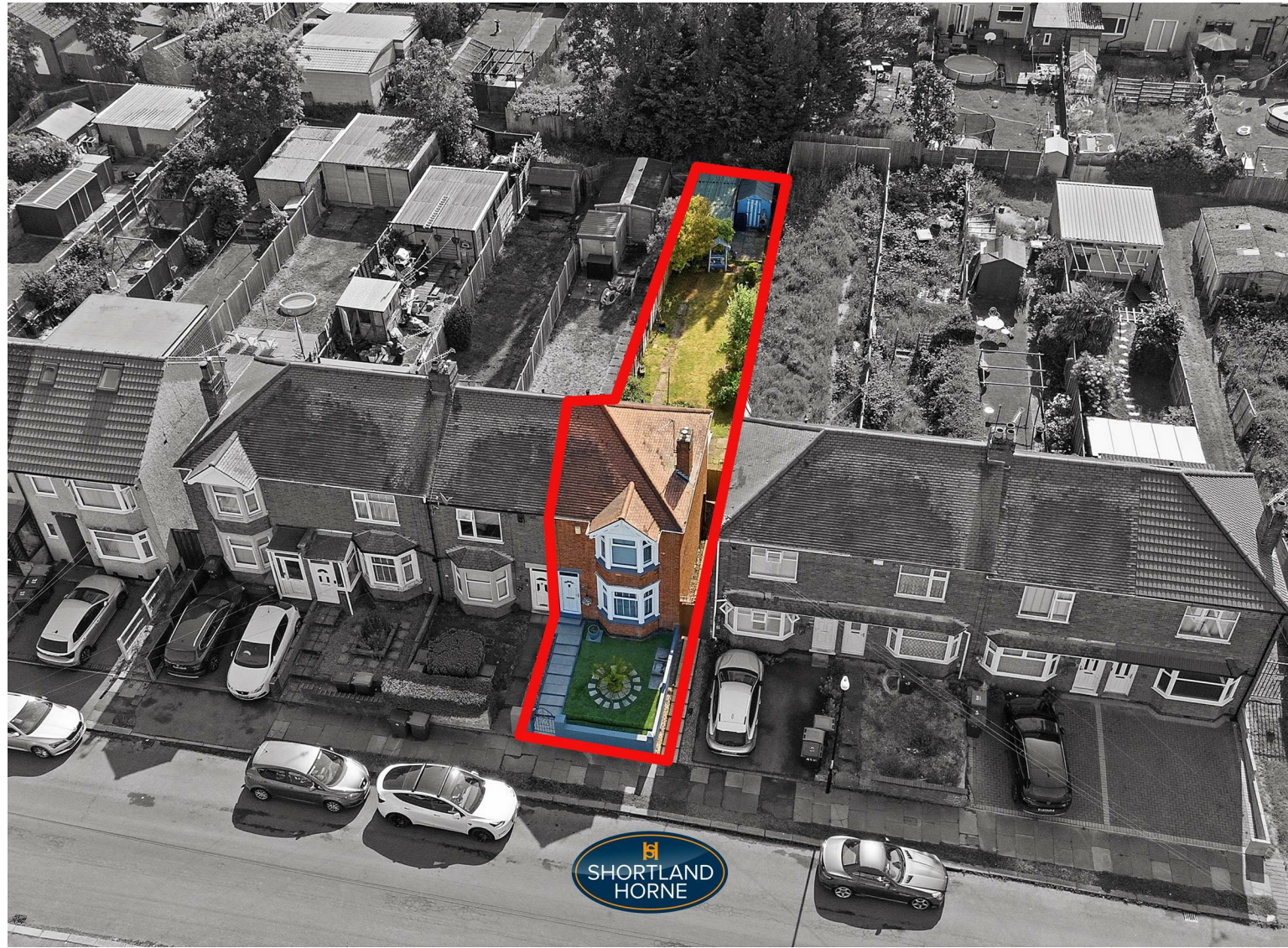
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

St. Ives Road
CV2 5FY



£190,000 Offers Over

Bedrooms 2 Bathrooms 1

There's a certain kind of home that doesn't need to shout for attention, it just quietly stands there, confident in its charm, waiting for the right person to notice how easily life could fit inside it. On St Ives Road in Wyken, this two bedroom end terrace is exactly that sort of place, offering a gentle blend of comfort, light and everyday practicality wrapped up in a street that feels calm, familiar and reassuringly lived in. The property also benefits from being near UHCW.

Step through the front door and you are welcomed into a square entrance hall that immediately sets the tone, simple, tidy and functional, the kind of space that handles the comings and goings of daily life without fuss. Ahead, the lounge feels warm and inviting, with a bay window that pours in natural light and gives the room a soft, airy feel from morning through to late afternoon. Neutral décor keeps everything fresh, while the gas fire adds a cosy focal point that practically writes its own winter evenings. Double doors open through to the kitchen and dining room, giving you that lovely choice between an open, flowing layout or a more intimate, separate living space depending on how the day feels.

The kitchen and dining area sits at the rear of the home and carries a relaxed, social energy. Tiled flooring keeps things practical, while shaker style units and metro tiled splashbacks bring a clean, classic finish. There is an inset oven, gas hob and extractor hood ready for everyday cooking, along with useful understairs storage that quietly keeps clutter out of sight. There is plenty of room for a dining table too, the sort of space that naturally becomes the backdrop for conversations that run a little longer than planned. French doors lead into the conservatory, a bright and easy going extension of the home that feels perfect for slow mornings, reading afternoons or simply watching the garden shift with the light.

Upstairs, the landing leads to two well proportioned bedrooms. The main bedroom stretches across the full width of the property, enhanced by a bay window and finished with modern laminate flooring, giving it a light and comfortable feel that is easy to settle into. The second bedroom is another good size double, overlooking the rear garden and offering real flexibility whether used as a guest room, workspace or something more personal. The bathroom is clean and fresh in style, fitted with a Victorian inspired white suite and a chrome heated towel rail that adds a touch of everyday comfort.

Outside, the rear garden offers a lovely sense of space and privacy. It begins with a slabbed patio, ideal for sitting out with a drink at the end of the day, before opening out into a long lawn bordered by shrubs that give it a soft, established feel. It catches the sun beautifully and feels like a proper extension of the living space rather than just an outdoor area. At the far end, a large brick built garage with electric sockets provides excellent storage or hobby space, adding real versatility to the home.

The location brings everything together with ease. Caludon Castle Park is close by for walks and fresh air, Caludon Castle Secondary School is within easy reach, Tesco covers the daily essentials, Warwickshire Retail Park handles the bigger shopping trips, and the M6 offers straightforward links for commuting or weekend escapes. The University hospital is only a mile away. With no onward chain, this is a home that is ready and waiting, quietly prepared for its next chapter to begin whenever you are.



GROUND FLOOR

Lounge	11'10 x 9'10
Kitchen/Dining Room	14'8 x 11'2
Conservatory	11'1 x 7'9

FIRST FLOOR

Bedroom 1	14'6 x 9'10
Bedroom 2	11'2 x 8'8
Bathroom	

OUTSIDE

Garage	19'7 x 8'5
Rear Garden	
Front Garden	