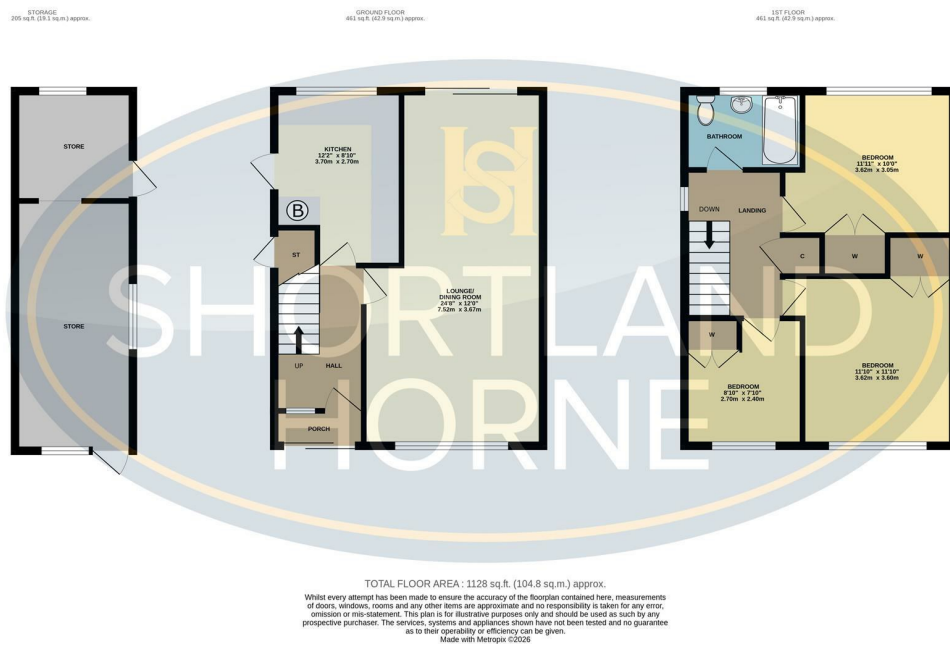


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(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 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

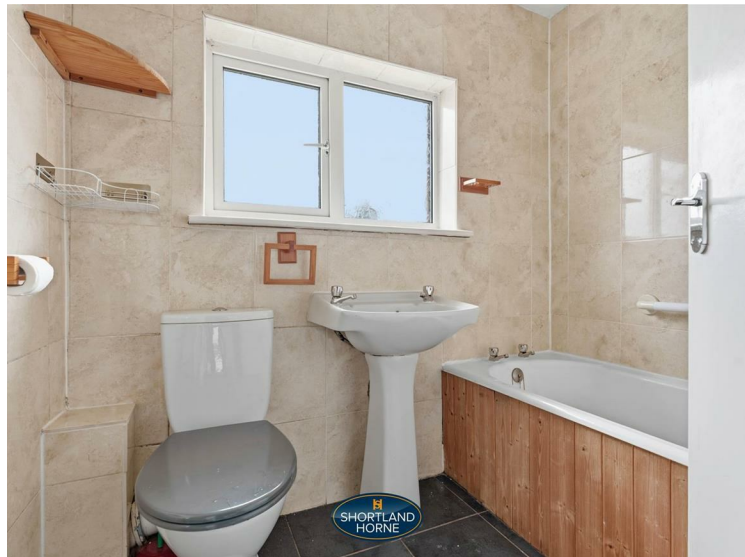
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Mayflower Drive
CV2 5NL



£230,000

Bedrooms 3
Bathrooms 1

Step onto Mayflower Drive and meet a home that is brimming with potential waiting for first-time buyers or growing families to sprinkle a little TLC and make it truly theirs. This three-bedroom semi-detached gem sits in a quiet, neighbourly street where the world slows down the moment you arrive. The long driveway and welcoming front garden hint at practicality while the promise of bright, airy interiors whispers that inside, life will feel open, sunny, and ready for your imagination.

Step through the porch into a hall with tiles that catch the light beautifully, setting the tone for a house that is generous with space and personality. The lounge and dining room is a light-filled haven, with sliding patio doors opening to a garden that is a joy all year round. Sunlight spills across neutral walls and pale laminate floors, making it easy to picture cosy winter mornings curled up with a coffee or warm summer evenings entertaining friends amid blooming flowers

The kitchen combines modern style with practical living. Dark grey high-gloss cabinets reflect the light as it moves across the room, while an integrated oven, hob, and sink under the window ensure cooking feels more like a pleasure than a chore. A side door leads straight to the driveway, making school runs, groceries, or morning commutes effortless. Though some areas of the home hint at their age and could benefit from personal touches, this gives the perfect canvas to shape a home that is uniquely yours.

Upstairs, each bedroom features built-in wardrobes that cleverly blend style with storage. The front-facing master comfortably houses a double bed while the second double looks out over the tranquil garden. The third bedroom is a versatile space perfect for a nursery, office, or hobby room. The family bathroom is classic and functional ready for your vision to modernise or refresh.

Outside, the rear garden is a private retreat complete with a small pond, mature planting, and a lawn perfect for play or relaxation. The patio invites alfresco dining and lingering sunsets while the brick-built garage, partially converted hinting at many possibilities. Imagine a home office, gym, or even a cosy bar to entertain friends.

The location could not be more convenient. With the River Sowe and University Hospital nearby, excellent motorway access via the M6 and A46, and Caludon Castle School and Warwickshire Retail Park just minutes away, life here is as practical as it is peaceful. The bus route to the hospital adds extra ease for commuting, yet the quiet street ensures your home remains a sanctuary at the end of the day.

This house may need a little TLC but that is what makes it exciting, a canvas waiting for someone to breathe life into it. With rooms drenched in natural light, a no-chain situation, and a garden that evolves with the seasons, it is ready for you to move in and start building a home full of memories, charm, and personality.



GROUND FLOOR

Porch
Hall
Lounge/Dining Room 24'8 x 12'
Kitchen 12'2 x 8'10'

FIRST FLOOR

Landing
Bedroom 1 11'10 x 11'10

Bedroom 2 11'11 x 10'
Bedroom 3 8'10 x 7'10

Bathroom
OUTSIDE
Tandem Store (Was Garage)

Rear Garden
Driveway
Front Garden