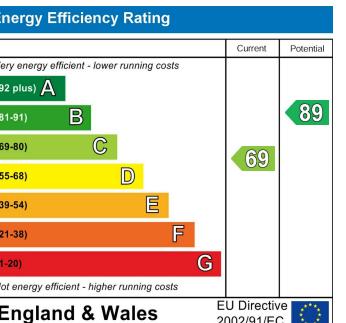


Floor Plan



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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Alfall Road
Coventry CV2 3GG



£200,000

Bedrooms 2 Bathrooms 1

Set on Alfall Road in Stoke Heath, this extended two-bedroom terrace home offers a practical and spacious layout in a well-established family neighbourhood. Positioned on a busy residential street, the property is ideal for those looking for a functional home in a convenient location. A partitioned hallway leads from the front door into the living spaces, giving a sense of separation and making the layout feel more organised. This is a no-chain property, offering the benefit of a straightforward and flexible move for its new owners.

The living room is a bright, front-facing space with enough room for comfortable seating and everyday family life. A downstairs WC provides convenience for guests and daily routines.

At the rear, the kitchen, dining, and family area has been extended to create a light, open-plan space. Two Velux skylights bring in extra daylight and French doors open onto the rear garden, connecting indoor and outdoor spaces. The kitchen is fitted with built-in appliances including a gas hob, slide-in oven, microwave, and integrated dishwasher, while a central island adds a practical workspace. Underfloor heating and a wireless thermostat ensure the space stays warm and welcoming throughout the year.

Upstairs, both bedrooms are doubles, with the main bedroom featuring a double bay window and a built-in wardrobe. The second bedroom is another good-sized double, while the family bathroom provides a clean and functional space. The loft has been reinforced and partially boarded, offering useful storage with potential for future use.

The rear garden is a good size for the area, starting with a patio area and continuing to a lawn with a pathway leading to a single garage at the rear. Fully enclosed and private, it is well-suited to children or pets and provides practical outdoor space for everyday living.

Alfall Road is part of a busy, family-oriented area with local shops and amenities close at hand. The University Hospital and several well-regarded schools are just a short drive away, and Coventry city centre and the M6 can also be reached easily, offering good transport links while retaining the practical, residential feel of the street.

Over the years, the home has been maintained and improved with new plastering, plumbing, rewiring, sockets, lighting, and insulation in the extension, ensuring it is ready to move into. With flexible living space, a bright open-plan extension, private garden, and a functional layout, this property is a great opportunity for families or first-time buyers seeking a well-sized home in Stoke Heath.



GROUND FLOOR

Hallway	
Lounge	12'4 x 8'10
Kitchen	14'7 x 10'10
Family/Dining Room	14'1 x 12'9
WC	

FIRST FLOOR

Bedroom 1	11'8 x 10'11
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Bedroom 2

Bathroom

OUTSIDE

Garage

Rear Garden

Driveway

10'10 x 9'7

15'10 x 7'9