

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(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

follow us

SHORTLAND HORNE

follow us

Rowan Grove
CV2 2GA



£215,000 Offers Over

**Bedrooms 2
Bathrooms 1**

Positioned within the peaceful residential cul de sac of Rowan Grove in Potters Green, this delightful two bedroom semi detached bungalow offers an inviting sense of comfort, community, and everyday practicality. Known for its neighbourly feel and established surroundings, this well regarded area sits conveniently to the north of Coventry, placing a wide range of amenities within easy reach. Local convenience shops, supermarkets, and essential services are just a short distance away, while well performing schools serve families within the area. Regular bus routes provide straightforward access into the city centre and surrounding districts, and excellent road links allow commuters to connect easily with major motorway networks. The setting perfectly balances quiet residential living with accessibility, making it particularly appealing to downsizers, professional couples, or buyers seeking the simplicity and practicality of single storey living within a welcoming and well connected neighbourhood.

Stepping through the porch, you are welcomed into an L shaped hallway that gracefully guides you through the home, creating a natural and easy flow between each room. The lounge immediately sets a warm and homely tone, offering a cosy yet comfortable living space centred around a charming gas fire that creates an inviting focal point during cooler months. Soft natural light drifts into the room through sliding patio doors which open seamlessly into the conservatory, extending the living accommodation and creating a wonderful connection between indoor comfort and outdoor tranquillity.

The conservatory provides a particularly lovely retreat within the home. Bathed in natural light throughout the day, it offers a peaceful setting to relax with a morning coffee, enjoy a good book, or simply take in the calming outlook across the garden as the seasons change around you.

The kitchen is thoughtfully arranged with white gloss units that reflect the light and maintain a bright and clean aesthetic. Practical tiled walls complement the space, while there is ample room for essential appliances, creating a functional and pleasant environment for everyday cooking. The property has been very well cared for over the years and remains beautifully presented throughout, offering buyers the opportunity to move straight in while also leaving scope for gentle cosmetic modernisation if desired.

Both bedrooms are generously sized doubles, providing flexibility for a variety of lifestyle needs. The principal bedroom is particularly spacious and benefits from full width fitted wardrobes, offering excellent built in storage while maintaining a calm and uncluttered atmosphere. The second bedroom is equally well proportioned and could comfortably serve as a guest bedroom, hobby room, or home office. The shower room completes the internal accommodation and presents as clean, fresh, and practical, fitted with a walk in shower cubicle designed with ease and accessibility in mind. The loft space is very large and could be ideal for conversion, subject to relevant approvals.

Outside, the rear garden unfolds into a beautifully private outdoor sanctuary. A welcoming patio area sits directly outside the conservatory, creating an ideal spot for al fresco dining or summer entertaining. Beyond, a neatly maintained lawn stretches towards established shrub borders which add colour, texture, and seasonal interest. A second patio area is positioned at the rear of the garden, offering a further secluded seating space perfectly placed to enjoy the peaceful outlook towards mature trees beyond the boundary, enhancing the sense of privacy and natural seclusion.

To the front of the property, a low maintenance stoned garden provides an attractive approach, complemented by a driveway running alongside the bungalow which offers off road parking for up to three vehicles. The brick built garage features an up and over door and benefits from electrics, providing excellent additional storage or potential workshop space.

Offered to the market with no onward chain, this lovingly maintained bungalow presents a fantastic opportunity to secure a comfortable, well positioned home within a friendly and established community.



INTERNAL

Porch

Hallway

Lounge

Kitchen

Conservatory

Bedroom 1

Bedroom 2

16'1 x 11'4

10'8 x 10'

9'6 x 7'10

12'11 x 9'6

8'10 x 8'10

Shower Room

Loft Space

OUTSIDE

Garage

Rear Garden

Front Garden/Driveway

16'2 x 8'4