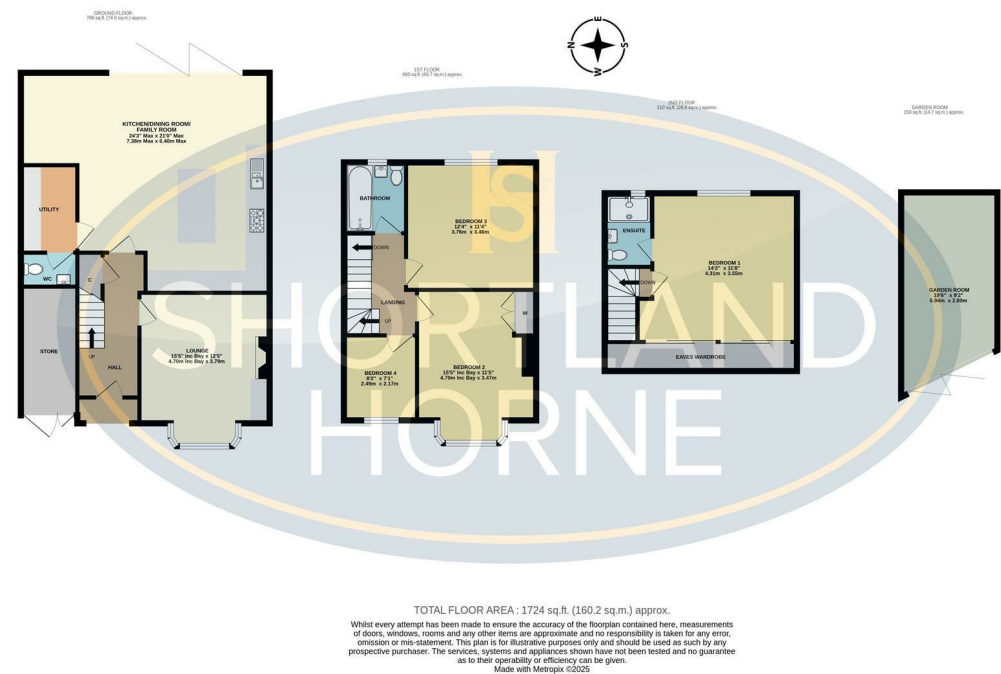
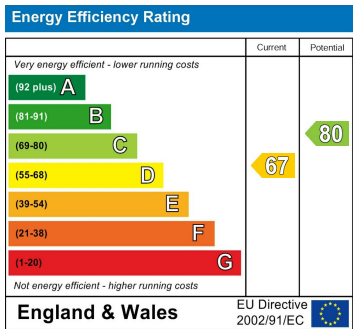


Floor Plan



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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Burns Road
Poets Corner CV2 4AD



£400,000 Offers Over

Bedrooms 4
Bathrooms 2

Imagine warm summer evenings where the scent of barbecue drifts across the garden, the laughter of children carries across the artificial lawn, and bi-fold doors stand open, seamlessly blending indoors with out. Inside, music hums softly through two ceiling speakers as friends gather around the kitchen island, two pendant lights casting a warm glow, with a glass in hand. This is the lifestyle that awaits you at this beautifully extended and thoughtfully re-imagined four bedroom semi-detached home on the tree-lined Burns Road, Poets Corner.

Set within one of Coventry's most desirable pockets, this 1930s home has been transformed to create a bright, airy, and effortlessly stylish living environment. Step through the solid wood front door into a welcoming hallway, where elegant grey LVT flooring in a herringbone pattern flows seamlessly throughout the ground floor. Thoughtful storage solutions, including a bespoke under-stairs system, make organisation easy and stylish, while natural light draws the eye along the hallway, hinting at the spaciousness beyond.

The lounge is flooded with daylight from a large bay window dressed with crisp white Venetian blinds. Bespoke built-in cabinetry flanks the chimney breast, providing both practicality and character, while the flue is ready to accommodate a log burner, perfect for cosy winter evenings. The room effortlessly balances relaxed family comfort with an air of refined elegance, making it a perfect retreat for quiet evenings or lively gatherings alike.

At the heart of the home lies the spectacular extended kitchen, dining, and family room, a true showpiece designed to impress at every turn. Three skylights and inset ceiling spotlights flood the space with light, giving it an expansive, airy atmosphere that makes every day feel special. Underfloor heating runs throughout, extending into the utility and WC, ensuring warmth underfoot.

The kitchen is a culinary masterpiece, anchored by a central island with a sleek quartz worktop, illuminated by two elegant pendant lights that create a striking focal point. Two ceiling speakers allow music to fill the room, enhancing both casual dining and lively entertaining. Premium Neff appliances including a double oven, microwave, five-ring gas hob, and integrated dishwasher combine with abundant storage and space for an American-style fridge, providing both practicality and luxury. White metro tiles arranged in a herringbone pattern shimmer against crisp cabinetry, while LED under-cabinet lighting adds a contemporary glow. A snug corner off the main space forms a perfect media retreat, ideal for movie nights or catching the latest football match. Four-panel black bi-fold doors open fully onto the garden, seamlessly merging indoor and outdoor living. Whether hosting a summer gathering, enjoying a leisurely breakfast bathed in skylight, or entertaining friends in the evening, this room delivers a true wow factor.

Ascending the carpeted stairs to the first floor, you are greeted by a bright landing that flows naturally to three bedrooms and the family bathroom. The main bedroom on the first floor is beautifully presented, with a large bay window that floods the room with natural light, a traditional cast iron fireplace adding period charm, a built-in wardrobe, and a dressing table, perfectly accommodating a king-size bed while maintaining a sense of calm and space. Bedroom three is a generous double, offering serene views of the garden and a tranquil retreat for rest and relaxation. Bedroom four is a versatile single, ideal as a nursery, guest room, or home office, with the soft grey carpeting continuing throughout to create a warm, cohesive feel. The family bathroom is fresh and modern, with crisp white metro tiles, a stylish three-piece suite, a shower over the bath, and a chrome heated towel rail, offering both practicality and comfort for family life.

The loft conversion forms the second floor, providing a spectacular master suite that feels both private and luxurious. Crisp white walls, full-width built-in wardrobes with sliding glass doors within the eaves, and a built-in dressing table offer a blend of style and functionality. Space for a queen-size bed completes the tranquil retreat, while the en-suite bathroom is beautifully tiled with a marble effect, featuring a walk-in rainfall shower, chrome heated towel rail, and sleek modern fittings, creating a serene and spa-like experience.

Outside, the rear garden is a sun-soaked, low-maintenance haven. A large patio leads down to a generous artificial lawn, ideal for children to play or casual entertaining without the upkeep of natural grass. The bespoke garden room, complete with electrics, internet, inset spotlights, and composite decking, provides a versatile space to chill, watch sport and movies, work from home, or even exercise. Privacy is assured with modern fencing and thoughtful landscaping, including a charming apple tree, making the outdoor space both practical and inviting.



GROUND FLOOR		Family Bathroom	
Lounge	15'5 x 12'5	SECOND FLOOR	
Kitchen/Dining/Family Room	24'3 (max) x 21' (max)	Bedroom 1	14'2 x 11'8
Utility Room		En-Suite	
WC		OUTSIDE	
FIRST FLOOR		Garden Room	19'6 x 9'2
Bedroom 2	15'5 x 11'5	Rear Garden	
Bedroom 3	12'4 x 11'4	Storage Room	
Bedroom 4	8'2 x 7'1	Driveway	