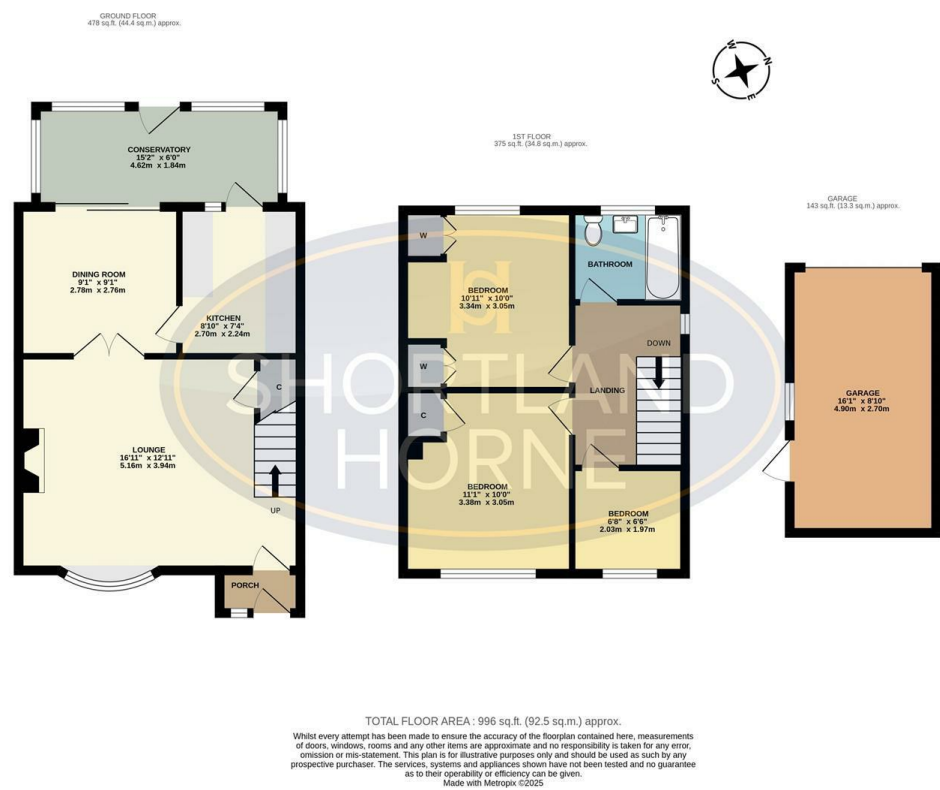
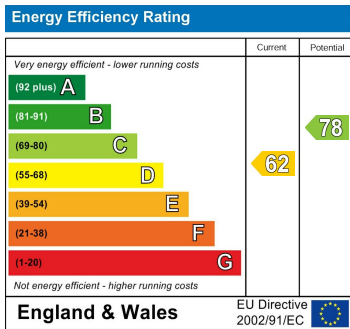


Floor Plan



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.

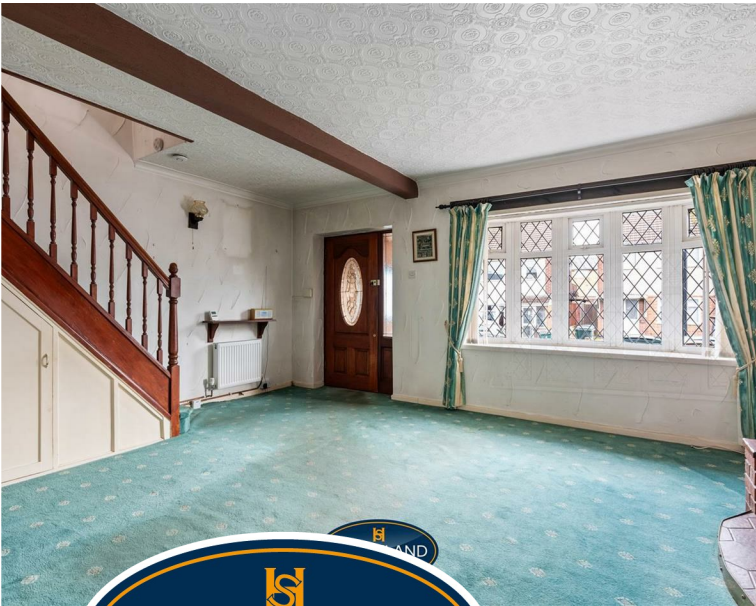
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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

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**Angela Avenue**  
**CV2 2GJ**



£195,000

Bedrooms 3  
Bathrooms 1

Sitting on the quiet and well-connected Angela Avenue, end-of-terrace home offers the perfect opportunity for first-time buyers or young professionals looking for a cosy, low-maintenance property in a sought-after location.

As you step inside, the cosy lounge immediately feels like home, with its brick-built fireplace, ideal for relaxing on colder evenings. The circular bay window adds charm and lets the light flood in, creating a bright, inviting space. The room is carpeted, making it feel warm and comfortable—a perfect spot to unwind after a long day. The dining room, located just off the lounge, provides an ideal space for casual meals or setting up a small home office if you're working remotely.

The compact kitchen is functional and well-equipped, featuring oak shaker-style units and an integrated oven, gas hob, and extractor. Perfect for whipping up a quick dinner or preparing a weekend breakfast, this space will suit those who want convenience without the need for a huge kitchen. The conservatory, which stretches the width of the house, adds flexibility to the property—whether you choose to use it as a boot room, extra storage, or even a home office to take advantage of the peaceful surroundings, it offers great potential.

Upstairs, you'll find three bedrooms. The two doubles each feature built-in storage, offering a clutter-free environment, perfect for those with a busy lifestyle. The third bedroom, a well-sized single, offers versatility—it could be a guest room, a home office, or even a small hobby space. The family bathroom is fully tiled, with a three-piece suite, and offers a practical space for quick morning routines or a relaxing evening soak.

The west-facing rear garden is a great size for those who want outdoor space without the upkeep of a large garden. Picture enjoying a quiet evening in the sun after a busy day or relaxing with a cup of coffee on the small seating area. The garden is mainly laid to lawn, providing enough space for a small barbecue or for pets to roam. With rear access to the garage, there's additional storage space or the option to park your car, with street parking also available at the front.

This home is ideally located for professionals, with easy access to major roads like the M6, M69, M1, and A46, making commuting a breeze. It's also just a short distance from the hospital, perfect for those working in healthcare. Local amenities, including shops, supermarkets, and health clubs, are all within reach, while nearby bus routes make getting around even easier.

This home offers a fantastic opportunity for first-time buyers or professionals looking for a comfortable, low-maintenance property with excellent transport links.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Street Parking  
Garden Direction: West  
Council Tax Band: A  
EPC Rating: D (62)  
Approx. Total Area: 996 Sq. Ft



GROUND FLOOR			
Porch		Bedroom 1	11'1 x 10'
Lounge	16'11 x 12'11	Bedroom 2	10'11 x 10'
Kitchen	8'10 x 7'4	Bedroom 3	6'8 x 6'6
Dining Room	9'1 x 9'1	Bathroom	
Conservatory	15'2 x 6'	OUTSIDE	
FIRST FLOOR		Garage	16'1 x 8'10
Landing		Rear Garden	
		Front Garden	