Floor Plan

TOTAL FLOOR AREA : 759 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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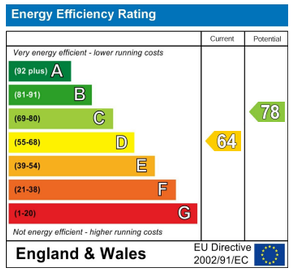
EPC



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.

SHORTLAND HORNE

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Ringwood Highway

CV2 2GB

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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£170,000 Offers Over

Bedrooms 2
Bathrooms 1

Positioned along Ringwood Highway in the ever popular Potters Green area of Coventry, this two bedroom mid terraced home offers an inviting blend of comfort, practicality and everyday convenience, making it an ideal choice for first time buyers, young families or investors seeking a well connected location. From the moment you arrive, the property presents a welcoming frontage with its own driveway, providing valuable off road parking and a sense of privacy set back from the road.

Stepping inside, a compact entrance hallway provides a simple transition from outdoors to in. While modest in size, it offers a practical spot to step in out of the weather before moving directly through to the main living space, creating a neat and functional first impression. The lounge immediately feels warm and refreshed, newly carpeted underfoot and freshly painted to create a calm, neutral backdrop ready for personal touches. Natural light filters in, enhancing the sense of space and making this a comfortable setting for cosy evenings in or relaxed gatherings with friends and family.

To the rear, the kitchen dining room offers a practical and sociable layout, finished with newly laid lino flooring that is both stylish and easy to maintain. There is ample space for a dining table, perfect for weekday breakfasts or weekend meals shared with loved ones. The adjoining lean to is a real highlight, bright and airy with pleasant views over the garden. This versatile space lends itself beautifully to a morning coffee spot, a play area, or simply somewhere to sit and enjoy the changing seasons through the windows.

Upstairs, the home continues to impress with newly carpeted stairs and landing, creating a seamless and comfortable flow throughout. The principal bedroom is a generous double, easily accommodating a double bed and wardrobe while still retaining a sense of openness. The second bedroom is a good sized room, ideal as a child's bedroom, guest room or home office depending on your needs. Completing the first floor is the family bathroom, fitted with a classic white three piece suite including a bath, separate shower cubicle, wash basin and WC, offering flexibility for both quick mornings and long soaks at the end of the day.

Outside, the enclosed rear garden has been thoughtfully paved for low maintenance living, creating a secure and private space for entertaining, outdoor dining or simply enjoying the fresh air. The inclusion of a carport to the rear adds further practicality and convenience, a rare and valuable feature for properties of this style.

Ringwood Highway is perfectly placed for everyday living. A range of local shops and amenities are within easy reach, while families will appreciate the proximity to well regarded schools in the Potters Green and Wyken areas. University Hospital Coventry and Warwickshire is just a short drive away, making this an excellent option for healthcare professionals. Regular public transport links provide straightforward access into Coventry city centre, and the nearby road network connects easily to the M6, A444 and surrounding areas, ideal for commuters.

With new flooring throughout, freshly decorated interiors and a location that effortlessly combines community, convenience and connectivity, this charming home is ready to move into and enjoy from day one.

GROUND FLOOR	
Hallway	
Lounge	13'10 x 10'9
Kitchen/Dining room	13'11 x 8'8
Lean-to	13'6 x 10'0
FIRST FLOOR	
Landing	
Bedroom 1	13'11 x 10'11
Bedroom 2	8'8 x 8'0
Bathroom	
OUTSIDE	
Driveway	
Rear Garden	