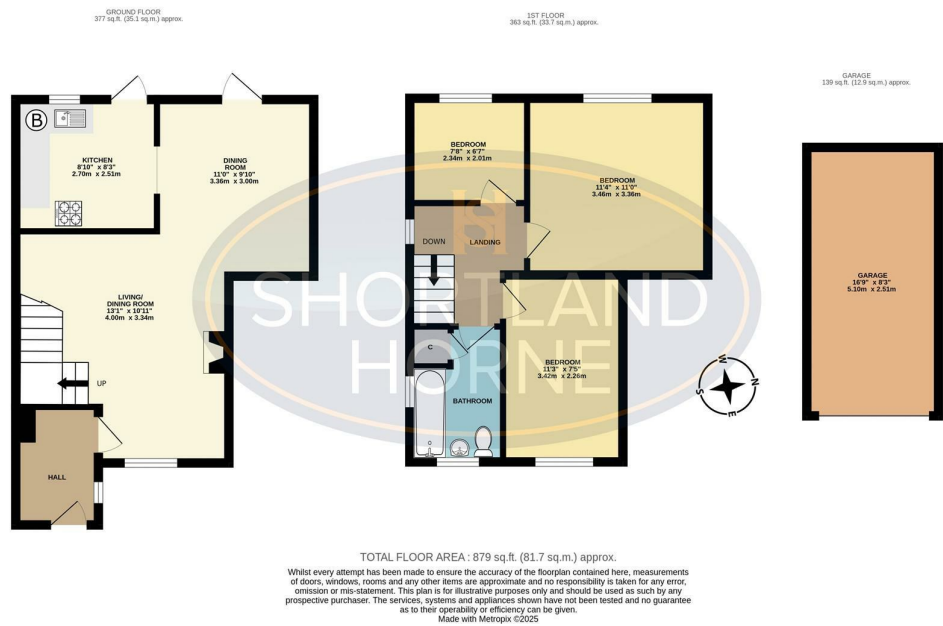
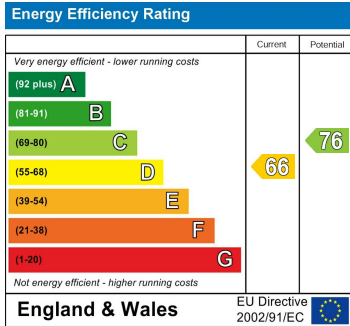


Floor Plan



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
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Abbotsbury Close
Walsgrave CV2 2JZ



£230,000 Offers Over

Bedrooms 3
Bathrooms 1

Imagine coming home to a quiet cul-de-sac where the air feels fresh with the scent of nearby trees and the gentle sounds of nature greet you every day. Abbotsbury Close offers a peaceful, family-friendly location as the backdrop for a bright and airy three-bedroom semi-detached home that's bursting with potential. Whether you're starting out or looking for a welcoming space to grow, this charming property offers a perfect blend of calm, comfort, and convenience all wrapped up in a lovely, green area just a stone's throw from key amenities.

Nestled at the end of this peaceful close, the house enjoys a wonderful outlook over lush greenery and woodland that gives a serene, private feel to the front aspect. You can easily picture yourself taking morning strolls along the nearby pathways or simply enjoying the soothing sounds of nature just outside your window. Inside, natural light floods the home throughout the day, casting a warm and inviting glow on the freshly carpeted floors and neutral walls.

Step into the square hallway and feel instantly at home. The cosy lounge offers plenty of space for comfortable sofas and features the staircase rising gently to the first floor, making it a perfect spot to unwind or entertain guests. Just beyond, the dining room benefits from a patio door that opens directly onto the west-facing rear garden. Imagine al fresco dinners in the summer evenings, bathed in the soft, golden light of the setting sun. The kitchen, functional and square, awaits your creative touch to transform it into a modern cooking space, complete with its own door leading out to the garden, perfect for easy outdoor dining and entertaining.

Upstairs, the carpeted landing leads you to three well-proportioned bedrooms. The master bedroom comfortably fits a double bed alongside wardrobes and additional furniture, creating a restful sanctuary. The second bedroom is another good-sized double, ideal for family or guests, while the third bedroom is a versatile single room, perfect as a nursery, office, or hobby space. The family bathroom is clean and fresh with tiled walls and a classic suite, awaiting your personal update to add a splash of modern style.

Outside, the garden is a low-maintenance haven. A large patio right off the dining room invites you to relax or host friends and family, while a stoned area with mature shrubs adds texture and greenery. The garden also features a handy brick-built garage with rear parking access through a gate, practical for busy days and extra storage. At the front, a stoned garden with a public pathway is framed by mature trees and green spaces, a favourite spot for dog walkers and those who enjoy a peaceful stroll.

The location is ideal for anyone looking for convenience and community. You're just a short distance from Caludon Castle School, Tesco supermarket, and the University Hospital, all easily accessible along excellent road links. This quiet, friendly area is perfect for first-time buyers or professionals who want to enjoy suburban calm without losing touch with city life.

With no onward chain, this well-looked-after home is ready for you to move in and start making memories, all it needs is your personal touch to unlock its full potential.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Rear Parking/Driveway
Garden Direction: West



GROUND FLOOR				
Hall			Bedroom 2	11'3 x 7'5
Living Room	13'1 x 10'11		Bedroom 3	7'8 x 6'7
Dining Room	11' x 9'10		Bathroom	
Kitchen	8'10 x 8'3		OUTSIDE	
FIRST FLOOR			Garage	16'9 x 8'3
Landing			Rear Driveway	
Bedroom 1	11'4 x 11'		Rear Garden	
			Front Garden	