Floor Plan



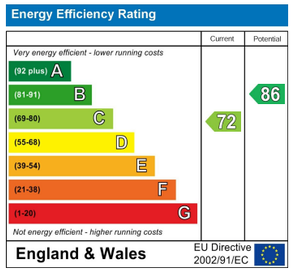
Approximate total area(1)
815 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

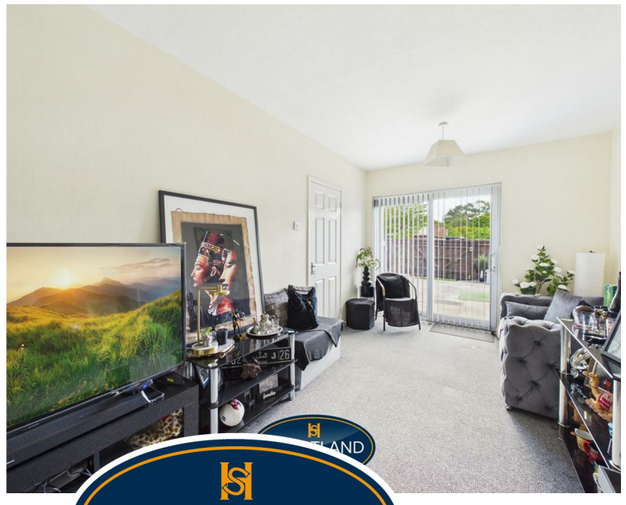
Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

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

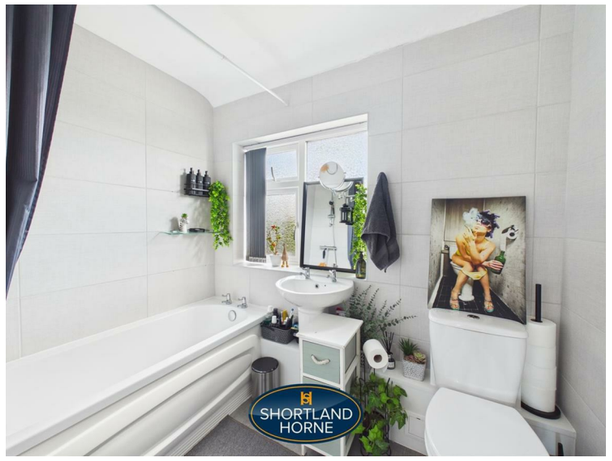
Westmorland Road

CV2 5BP











£219,995 Asking Price

Bedrooms 3
Bathrooms 1

Tucked away just off Belgrave Road, this spacious three bedroom end terrace on Westmorland Road feels like the kind of home that quietly steals your heart the second you step through the door. The road itself has a calm, settled feel to it, where neighbours wave, children walk to school without a marathon expedition, and life seems to move at exactly the right pace. Yet despite its peaceful setting, everything you could possibly need is wonderfully close by. Morning coffee runs to Tesco, walks through Caludon Castle Park, quick access to the hospital, and easy links to the M6 and A46 all make everyday living feel refreshingly effortless.

The first thing you notice as you walk inside is the light. It pours through the home so naturally that every room feels bright, uplifting and full of warmth, even on those classic British grey sky mornings. The welcoming porch is larger than expected and instantly practical, swallowing coats, muddy shoes, school bags and life's daily clutter with ease before leading into the hallway beyond. From here, the home opens beautifully.

The lounge stretches the full length of the property, creating a wonderfully sociable yet relaxing space that almost invites you to collapse onto the sofa after a long day. Neutral décor and soft carpeting keep the room feeling calm and versatile, while the sliding patio doors at the rear draw your eye straight out to the garden, letting sunlight dance through the room from morning until evening. You can almost picture summer evenings already, doors thrown open, music playing softly, friends gathered with drinks while the scent of a barbecue drifts through the air.

The kitchen and dining space continues the home's easy, practical charm. Clean white cabinets keep things feeling crisp and modern, while the tiled flooring adds durability without sacrificing style. There is plenty of room here for busy weekday breakfasts, chaotic family dinners, or that ambitious Sunday roast you swore would only take two hours. Built in appliances including the oven, hob and extractor hood keep everything sleek and functional, making this a space that works just as well for entertaining as it does for everyday life.

Upstairs, the home continues to impress with three genuinely comfortable bedrooms, each offering excellent storage that modern buyers endlessly search for but rarely find. The main bedroom is wonderfully spacious with room for a double bed, built in wardrobes and still space left for additional furniture without feeling cramped. Bedroom two is another generous double, ideal for children, guests or even the perfect work from home setup, while bedroom three is a surprisingly well sized smaller room that feels far more versatile than expected. The family bathroom is fresh, modern and immaculately presented, with tiled walls, a clean white suite and shower over the bath creating a space that feels instantly move in ready.

Outside, the garden feels wonderfully private and slightly wider than average, giving it a far more open feel than many similar homes nearby. Low maintenance paving means less time gardening and more time actually enjoying it, whether that means children playing safely, evening drinks under fairy lights, or simply enjoying a peaceful coffee in the morning sunshine without being overlooked. A brick built storage area adds even more practicality, while the separate garage located in a nearby block provides valuable additional storage or secure parking potential.

This is the sort of home that does not just tick boxes. It wraps itself around your lifestyle effortlessly. Bright, practical, peaceful and perfectly positioned, it feels ready for its next chapter from the very first viewing.





GROUND FLOOR	
Porch	
Hallway	
Lounge	17'8 x 9'5
Kitchen/Dining Room	21' x 8'
FIRST FLOOR	
Landing	
Bedroom 1	13'11 x 9'7
Bedroom 2	12'2 x 7'11
Bedroom 3	12'8 x 5'7
Bathroom	7'9 x 5'3
OUTSIDE	
Garage	
Rear Garden	
Front Garden	