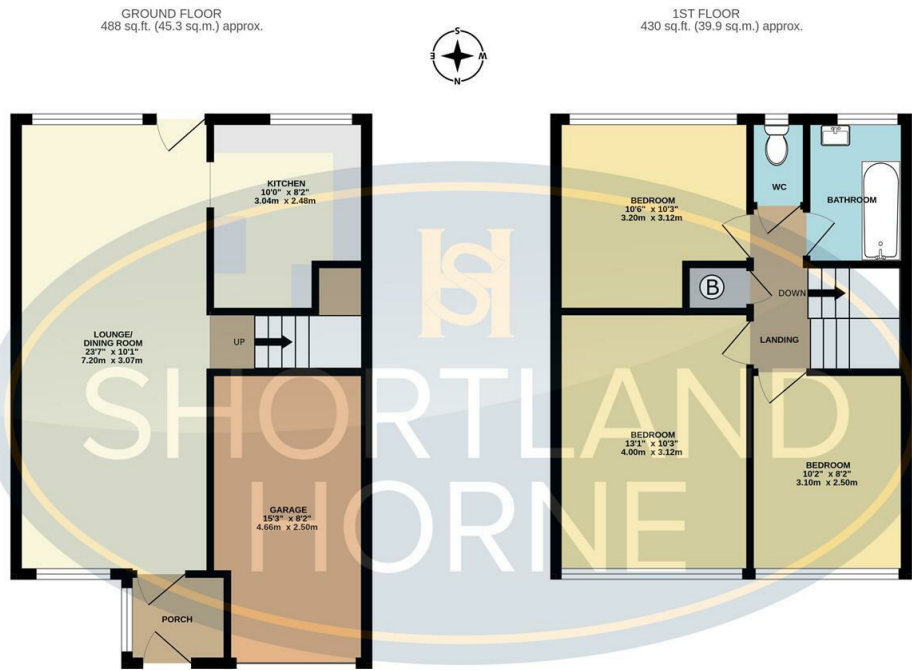


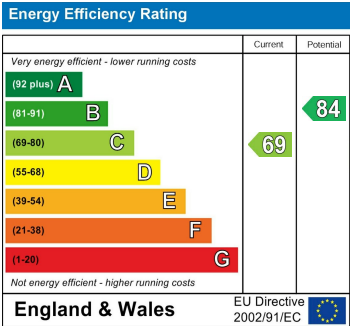
Floor Plan



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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 mis-statement. 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.  
Made with Memphis (2025)

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.

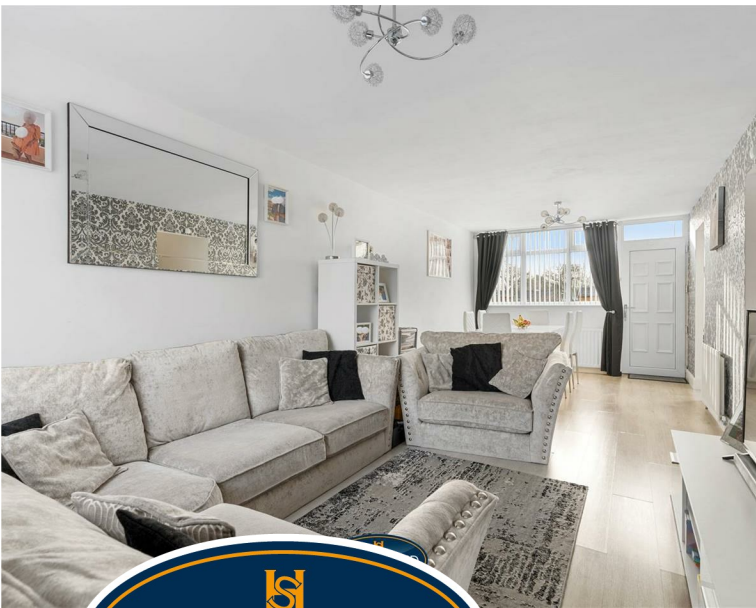
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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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**Mayflower Drive**  
**CV2 5NP**





£230,000 Offers Over

Bedrooms 3  
Bathrooms 1

Situated in the sought-after Stoke Hill area, this beautifully presented three-bedroom end of terrace home boasts a light-filled interior, modern décor, and a stunning south-facing garden. With a landscaped outdoor space, integral garage, and driveway, this home offers the perfect blend of style, comfort, and convenience.

As you step through the spacious porch, you're greeted by a bright, airy lounge/dining room flooded with natural light, creating a warm and inviting atmosphere. The open-plan layout offers plenty of room for a large, comfortable sofa and a dining table, ideal for hosting or relaxing with the family. The light laminate flooring runs throughout, giving the space a fresh and contemporary feel, with soft tones that beautifully reflect the sunlight streaming through the windows.

The modern kitchen is both stylish and functional, featuring sleek white high-gloss cabinets and a chic white metro-tiled splashback. Integrated appliances, including an electric oven, gas hob, and extractor, make cooking a breeze, while the breakfast bar and wine rack add a touch of luxury. The spotlights in the plinth highlight the clean lines, and the light laminate flooring flows seamlessly into the rest of the ground floor, tying the space together perfectly.

Upstairs, you'll find three beautifully light-filled bedrooms, each with a soft light grey carpet that complements the peaceful atmosphere. The two double bedrooms are generous in size, offering ample space for large beds and additional furniture like wardrobes or a cosy armchair. Bedroom 2 enjoys picturesque views over the lush garden, creating a serene backdrop for a restful night's sleep. The third bedroom is impressively spacious, ideal for a child's room, a home office, or even a welcoming guest room—a true multi-functional space for any lifestyle.

The family bathroom is fully tiled, with a stylish P-shaped bath with shower over—perfect for unwinding after a long day. The vanity unit under the sink provides practical storage, and the separate WC offers added convenience for busy mornings.

The south-facing garden is a real suntrap, featuring a modern patio area, perfect for al fresco dining, and a lush, green lawn that's ideal for children to play or for enjoying a quiet afternoon with a book. The new fencing provides added privacy, and side access to the front makes it easy to bring in garden tools or outdoor furniture. At the front of the property, the integral garage and driveway offer storage solutions and ample parking space for multiple vehicles, making it as practical as it is stylish.

Step out the door and enjoy the tranquil beauty of Stoke Floods Lake, just a short stroll away. Wander through the nearby green spaces, where you can spot wildlife and enjoy the peaceful surroundings. With excellent schools, the University Hospital nearby, and a selection of local pubs within easy reach, this location is ideal for families. Plus, with fantastic road links, commuting into the city or beyond is quick and convenient.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: Looking for a property  
Parking: Driveway  
Garden Direction: South  
Council Tax Band: B  
EPC Rating: C (69 )



GROUND FLOOR		Bedroom 3	10'2 x 8'2
Porch		Bathroom	
Lounge/Dining Room	23'7 x 10'1	WC	
Kitchen	10' x 8'2	OUTSIDE	
FIRST FLOOR		Garage	15'3 x 8'2
Landing		Rear Garden	
Bedroom 1	13'1 x 10'3	Driveway	
Bedroom 2	10'6 x 10'3		