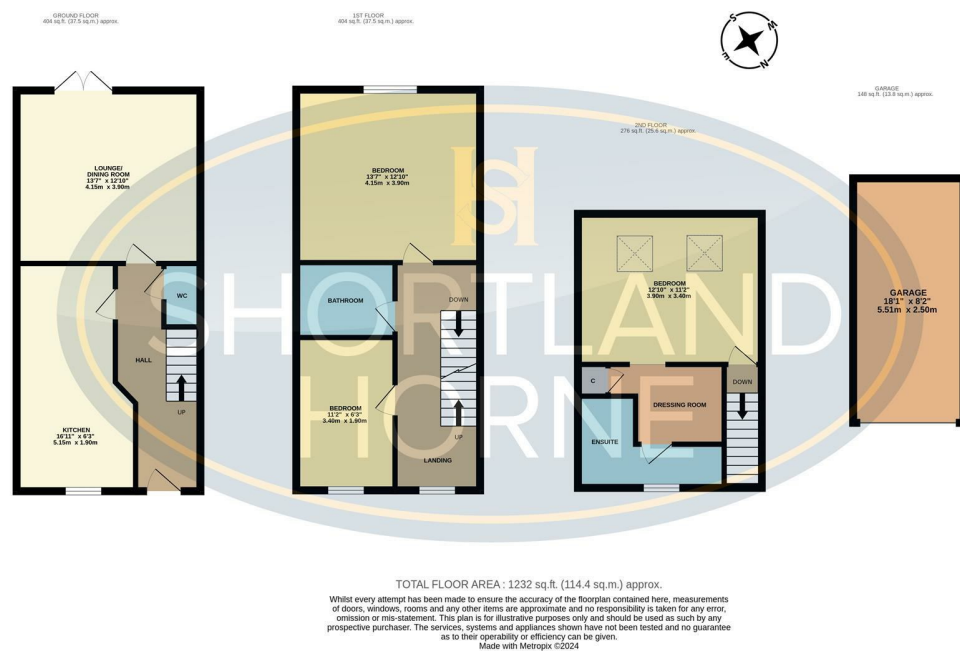



## Floor Plan



**EPC**

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		83	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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.

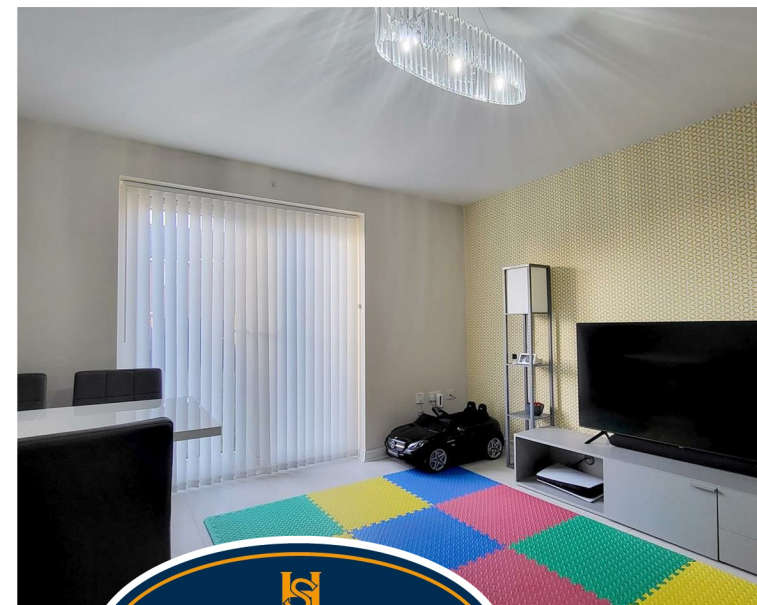
## Appliances

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](mailto:sales@shortland-horne.co.uk)

**visit:** [shortland-horne.co.uk](http://shortland-horne.co.uk)

follow us  

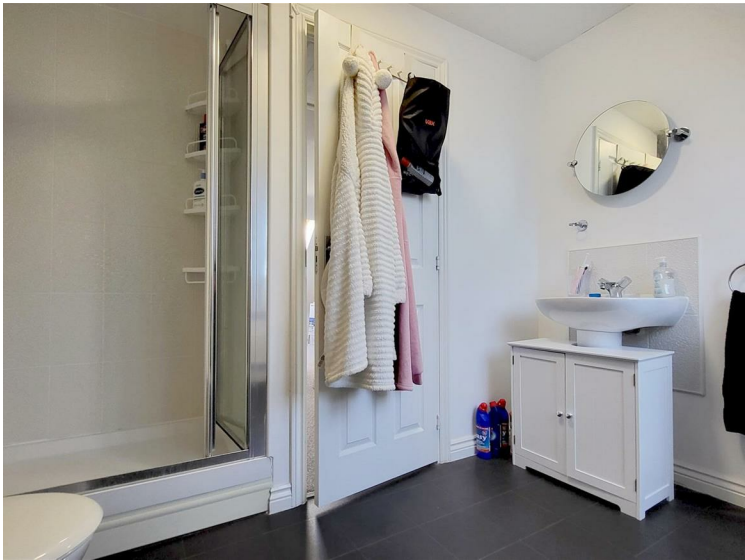


follow us  



**Anglian Way**  
Stoke Village CV3 1PE





£270,000

Bedrooms 3  
Bathrooms 2

Nestled within the sought-after Stoke Village development, this meticulously designed three-bedroom home combines modern efficiency with a serene ambiance, both inside and out.

As you step inside, you're greeted by a welcoming hall, providing the perfect space to hang your coat, set down your shopping, and kick off your shoes. To the left, you'll find the sleek and stylish kitchen, thoughtfully adorned with an abundance of cabinets and an extensive work surface area—perfect for those passionate about cooking. The built-in oven and four-ring gas hob make meal preparation a breeze, leaving ample space for your appliances. Additionally, you have the flexibility to create a little breakfast bar or small table, making this space as functional as it is inviting.

At the end of the hallway, a convenient WC adds to the practicality of this home.

For quiet nights in, the cosy living room is the ideal spot to unwind with a good book. French doors from the living room lead out to the sunny garden, featuring a lawn area, wooden fencing, a side gate, and a patio where you can savour the sunset while dining alfresco.

Heading back inside and up the wide staircase to the first floor, you'll discover a spacious double bedroom, a generous single bedroom, and a family bathroom. All the bedrooms are tastefully decorated, ensuring a tranquil and restful night's sleep.

Climbing to the second floor, the master bedroom steals the show, drenched in natural light streaming through the large and bold Velux windows. It boasts its own spacious en-suite and a convenient dressing area.

To the rear of the home, a garage in a block comes with a driveway in front, providing space for two cars.

We are excited to guide you through this wonderful home.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: Buying a new-build property  
Parking Arrangements: Driveway & Garage  
Garage Details: Single garage in a block  
Council Tax Band: C  
EPC Rating: B  
Total Area: Approx. 1151 Sq. Ft



GROUND FLOOR			Family Bathroom	
Hallway			SECOND FLOOR	
Lounge	13'7 x 12'10		Master Bedroom	12'10 x 11'2
Kitchen	16'11 x 6'3		En-Suite	
FIRST FLOOR			OUTSIDE	
Landing			Garage	
Bedroom 2	13'7 x 12'10		Driveway	
Bedroom 3	11'2 x 6'3		Rear Garden	