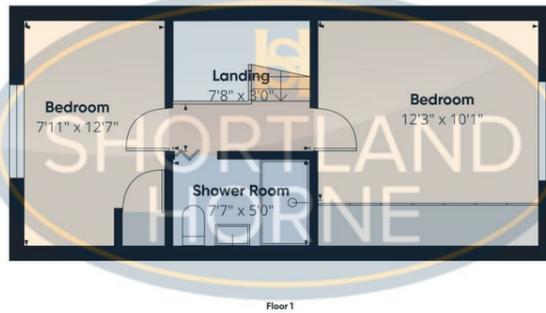


Floor Plan



Approximate total area*
719 ft²
Reduced headroom
21 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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

GIRAFFE360

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.



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Dawes Close
CV2 4LL



£200,000

**Bedrooms 2
Bathrooms 1**

Tucked away at the end of Dawes Close, a peaceful cul de sac just moments behind the lively heart of Ball Hill, this extended two bedroom end of terrace carries the comforting feel of a home that has been cherished for many years. Having been in the same ownership for around twenty five years, it is a property that speaks quietly of stability and care. The setting feels pleasantly tucked away from the passing rush of everyday life, yet step out of the cul de sac and the energy of Ball Hill is right there waiting for you.

Shops, cafés, bakeries and restaurants line the nearby parade, making everyday errands refreshingly easy and spontaneous coffee stops almost inevitable. It is the sort of location where you can nip out for milk and return with a fresh pastry and a friendly chat with a local shopkeeper. For commuters and city explorers alike, excellent road links connect you easily to Coventry city centre, the A444 and beyond, while University Hospital Coventry and Warwickshire is also conveniently close by. Several well regarded local schools add further appeal for buyers looking to put down roots.

As you walk through the front door, the home greets you with a sense of space and practicality. It is immediately clear that the property has been well looked after over the years. The décor is clean and tidy throughout, giving a reassuring sense of care, while also offering an exciting opportunity for a new owner to add their own style and modern touches over time. The entrance hallway leads naturally into the fitted kitchen at the front of the property. With a range of cupboards, work surfaces and space for appliances, it is a practical and functional space that does exactly what a kitchen should do, ready for busy mornings, evening cooking sessions and the occasional late night snack raid.

Moving further inside, the home begins to reveal the real benefit of its generous two storey rear extension. The ground floor opens into a spacious lounge and dining arrangement that feels bright and welcoming. Windows to the side and rear draw in natural light throughout the day, creating a comfortable living environment where everyday life can unfold with ease. A feature fireplace adds a cosy focal point in the lounge area, perfect for relaxing evenings when the weather turns cooler. Adding a unique touch of character, a spiral staircase rises from the lounge to the first floor, becoming an eye catching feature that gives the room a little personality of its own.

The dining room, created as part of the extension, offers an ideal spot for family meals, relaxed dinners with friends or even a home working space if needed. Sliding patio doors open directly onto the rear garden, allowing the room to fill with fresh air and sunshine during warmer months. The layout flows easily from one space to the next, creating a sociable environment while still allowing the option to separate areas in the future if desired.

Upstairs, two genuine double bedrooms continue the theme of space and practicality. Both rooms benefit from built in wardrobes, making storage refreshingly simple. The main bedroom sits to the rear within the extended section of the home, giving it an especially generous feel and a peaceful outlook. The second bedroom at the front is equally well proportioned and versatile, ideal as a guest room, home office or comfortable second bedroom. The shower room has been updated with a modern and contemporary finish, featuring a sleek shower enclosure, vanity basin, WC, LED mirror and heated towel rail.

Step outside and the rear garden reveals another of the home's charming features. It is clear that this space has been lovingly tended over time. Neat, well cared for and pleasantly private, it offers a lovely outdoor retreat that is ready to be enjoyed straight away. Whether it becomes a quiet morning coffee spot, a place for summer barbecues or somewhere to nurture a few plants and flowers, it has the feel of a garden that has been cherished.

The surrounding area adds even more appeal. Ball Hill's excellent range of shops, restaurants and everyday amenities are only a short walk away, while strong transport links provide easy access to Coventry city centre, the A444 and wider motorway network. University Hospital Coventry and Warwickshire is also within convenient reach, and there are several well regarded schools nearby.



GROUND FLOOR

- Hall
- Kitchen 7'11 x 7'11
- Living Room 15'7 x 12'5
- Dining Room (extended) 12'7 x 8'

FIRST FLOOR

- Landing
- Bedroom 1 12'3 x 10'1

- Bedroom 2 12'7 x 7'11
- Shower Room 7'7 x 5'
- OUTSIDE**
- Rear Garden
- Residents Parking