

Floor Plan

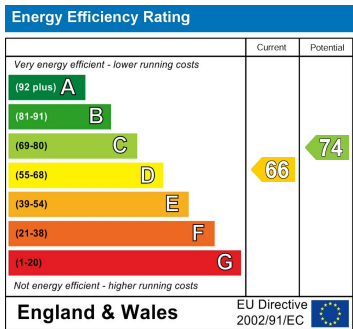


TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

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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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Brookshaw Way
CV2 2NJ



£320,000

Bedrooms 3
Bathrooms 1

Presenting Brookshaw Way, a spacious detached home nestled at the end of a peaceful cul-de-sac, boasting a delightful edge-of-city location in the highly sought-after Walsgrave area. With its leafy surroundings, well-connected setting, and long-loved character, it's the sort of home that instantly feels comfortable — a place you can move straight into and gradually make your own.

From the moment you arrive, the sense of privacy is apparent. The home sits gracefully behind its own frontage with parking for two or three cars, giving a warm and practical welcome after a busy day. Step through the porch and into a clean, thoughtfully laid out interior that flows easily from room to room.

The lounge, framed by a charming bay window, catches the morning light and feels immediately inviting. A traditional brick fireplace takes pride of place, adding a comforting focal point that hints at cosy evenings spent together. There is a wonderful balance between space and intimacy here, large enough for family gatherings yet easy to maintain for professionals seeking a peaceful retreat from city life.

To the rear, the kitchen and dining room open naturally into one another, creating a sociable hub of the home. The kitchen features classic shaker style units, a built in oven and an induction hob, with a sink perfectly positioned beneath the window to take in views of the garden's greenery. The dining area easily accommodates a full sized table, ideal for everyday meals or relaxed entertaining. French doors lead into the conservatory, a bright and airy space with multi paned windows and a view that stretches out over the garden. With its laminate flooring and electric heater, it is a versatile room to enjoy in every season, a place for morning coffee, quiet reading or simply soaking up the peaceful backdrop.

A separate utility area and ground floor WC add a layer of everyday practicality. This space also houses the washing machine and dishwasher and includes internal access to the garage, convenient for those rainy day returns with shopping in tow.

Upstairs, a carpeted staircase leads to three comfortable bedrooms, each filled with natural light. The main bedroom offers generous fitted wardrobes and space for a double bed, while the second bedroom provides another good sized double, perfect for guests or growing families. The third room works beautifully as a child's bedroom, home office or nursery, a flexible layout ready to adapt as life evolves. The shower room has been recently upgraded, featuring fresh tiling, a white suite and a modern walk in shower.

Outside, the rear garden delivers a tranquil green bordered haven. A small patio provides a spot for evening drinks or summer barbecues, and beyond it, the lawn is framed by mature hedges that offer privacy and a sense of seclusion. It is a lovely, manageable space that feels far removed from the rush of daily life.

Brookshaw Way itself is part of the friendly and well regarded Walsgrave community, a sought after pocket of Coventry known for its mix of calm residential streets and excellent accessibility. Families will appreciate the nearby schools and local parks, while commuters and professionals benefit from quick links to the M6 and the University Hospital, both just minutes away. Local shops, cafes and amenities are within walking distance, adding to the convenience of this wonderfully located home.

Owned by the same family for 26 years, this property comes to market with no onward chain, ready for its next chapter. Bright, practical and filled with potential, it is the kind of home that quietly captures your heart, a place where you can settle in, grow into and truly make your own.



GROUND FLOOR

Porch

Hall

Lounge

15'1 x 12'9

Kitchen/Dining Room

16'1 x 10'6

Utility/W.C

Conservatory

12'0 x 9'6

FIRST FLOOR

Landing

Bedroom 1

13'3 x 9'4

Bedroom 2

12'8 x 9'4

Bedroom 3

9'8 x 6'7

Shower Room

OUTSIDE

Rear Garden

Garage

18'5 x 8'6

Driveway