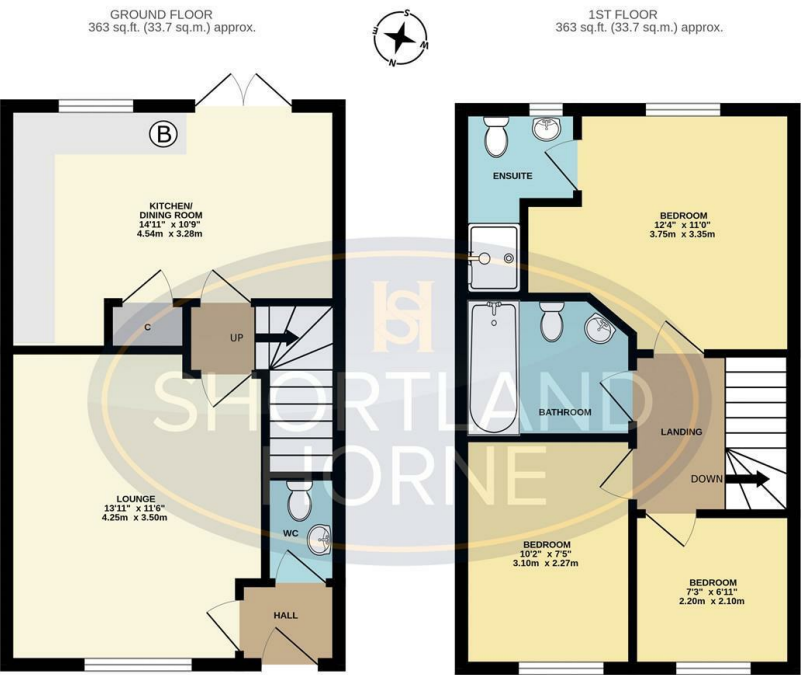
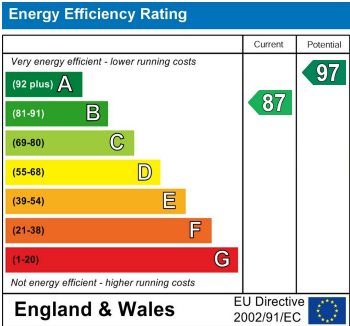


Floor Plan



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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.  
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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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**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Derbyshire Way**  
**CV2 3FA**





£264,995

Bedrooms 3

Bathrooms 2

Built in 2017, this home has been designed with contemporary living in mind, offering stylish interiors and a practical layout that's perfect for families, professionals, or those looking to upsize.

As you walk through the inviting entrance hallway, you'll find a handy ground-floor W.C., ideal for guests. The spacious lounge is a warm and welcoming space, perfect for relaxing after a long day. We can see this becoming your go-to spot for movie nights or quiet evenings with a good book.

At the heart of the home is the sleek kitchen and dining area, where you can cook, dine, and entertain in style. With modern cabinetry, quality appliances, and ample space for a dining table, it's the perfect setting for family meals or dinner parties. The French doors open directly onto a sun-drenched, low-maintenance garden, creating a seamless indoor-outdoor flow—just imagine summer BBQs, alfresco dining, or simply unwinding with a coffee in the morning sunshine.

Nestled within the highly sought-after Brambles development off Blackberry Lane, this beautifully presented three-bedroom semi-detached home offers stylish, modern living in a fantastic location.



GROUND FLOOR		Bedroom 1	12'4 x 11'
Hall		En-Suite	
Lounge	13'11 x 11'6	Bedroom 2	10'2 x 7'5
Kitchen/Dining Room	14'11 x 10'9	Bedroom 3	7'3 x 6'11
Guest WC		Family Bathroom	
FIRST FLOOR		OUTSIDE	
Landing		Rear Garden	
		Driveway	