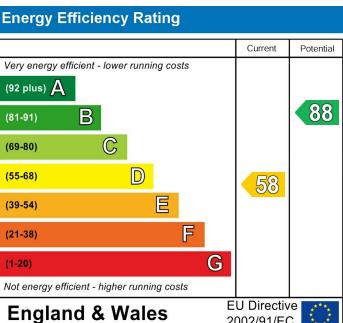


## Floor Plan



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.  
Whilst every care has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate only and may not be exact. We cannot accept any responsibility for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller has not tested any of the services or equipment and cannot guarantee as to their operability or efficiency can be given.  
Made with Metropix 6.02c

## 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.

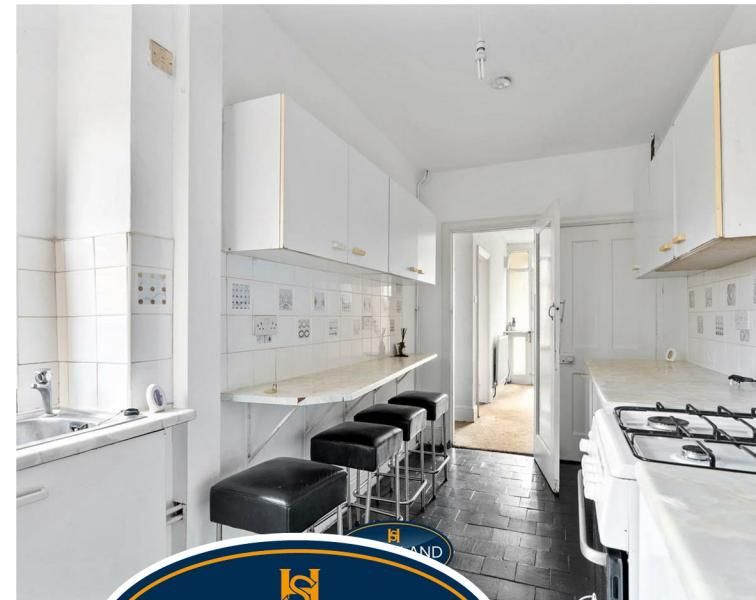
### Appliances

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.



**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  
visit: shortland-horne.co.uk

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**SHORTLAND HORNE**

follow us

**Lindley Road**  
**Stoke CV3 1GX**



# £185,000 | Bedrooms 3 Bathrooms 1

Welcome to this charming mid-terrace house located on Lindley Road in Coventry, a delightful property that perfectly blends traditional character with modern convenience. Built in the 1920s, this home offers a wonderful opportunity for first-time buyers or investors looking to make a sound investment in a thriving area.

As you enter, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. The layout is practical, with a well-appointed kitchen and a convenient W.C. on the ground floor, making daily living effortless.

Venturing to the first floor, you will find three inviting bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is also located on this level, designed to cater to the needs of a busy household.

The property benefits from a new roof, ensuring peace of mind for years to come. The combination of its traditional charm and modern updates makes this home a fantastic choice for those seeking a property with character and potential.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and transport links, making it an ideal location for families and professionals alike. Don't miss the chance to view this lovely terraced house, where you can create lasting memories in a warm and welcoming environment.

## GOOD TO KNOW:

Tenure: Freehold  
Vendors Position: No Chain  
Parking Arrangements: On street and garage at rear  
Garden Direction: North  
Council Tax Band: A  
EPC Rating: D  
Total Area: Approx. 1154 Sq. Ft



## GROUND FLOOR

Porch

Hall

**Lounge** 12'6" x 12'2"

**Dining Room** 12'0" x 11'0"

**Kitchen** 13'8" x 8'2"

**W.C.**

## Store

**FIRST FLOOR**

Landing

**Bedroom 1** 11'10" x 11'0"

**Bedroom 2** 11'6" x 10'2"

**Bedroom 3** 8'3" x 7'4"

**Bathroom**

**Garage** 17'6" x 8'2"