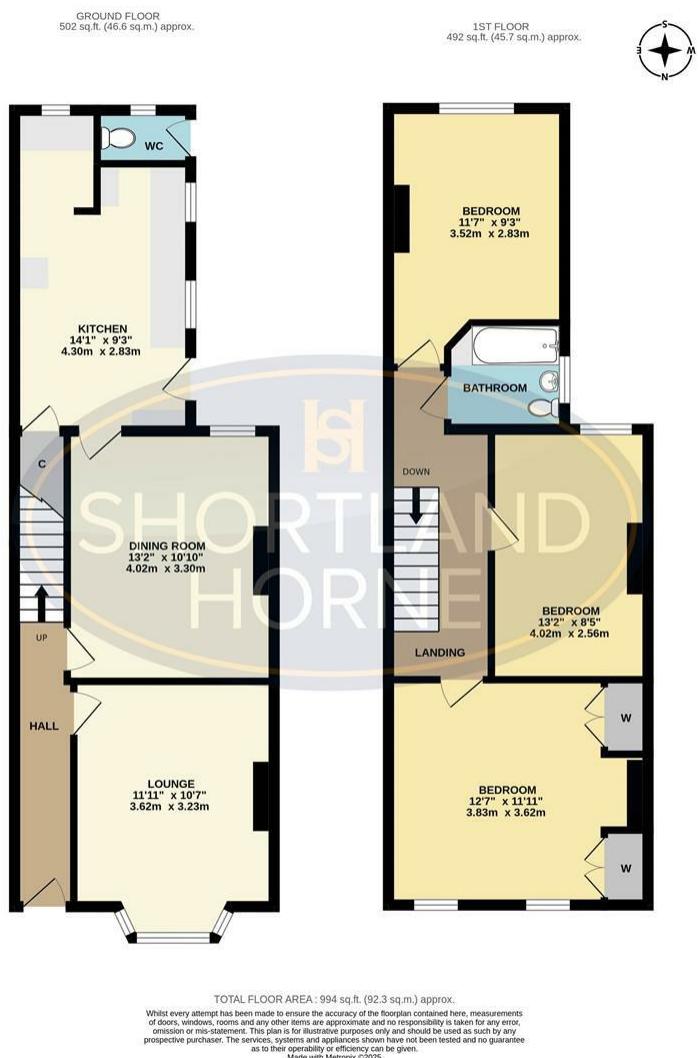
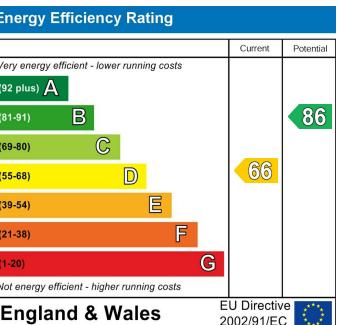


## Floor Plan



## 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.

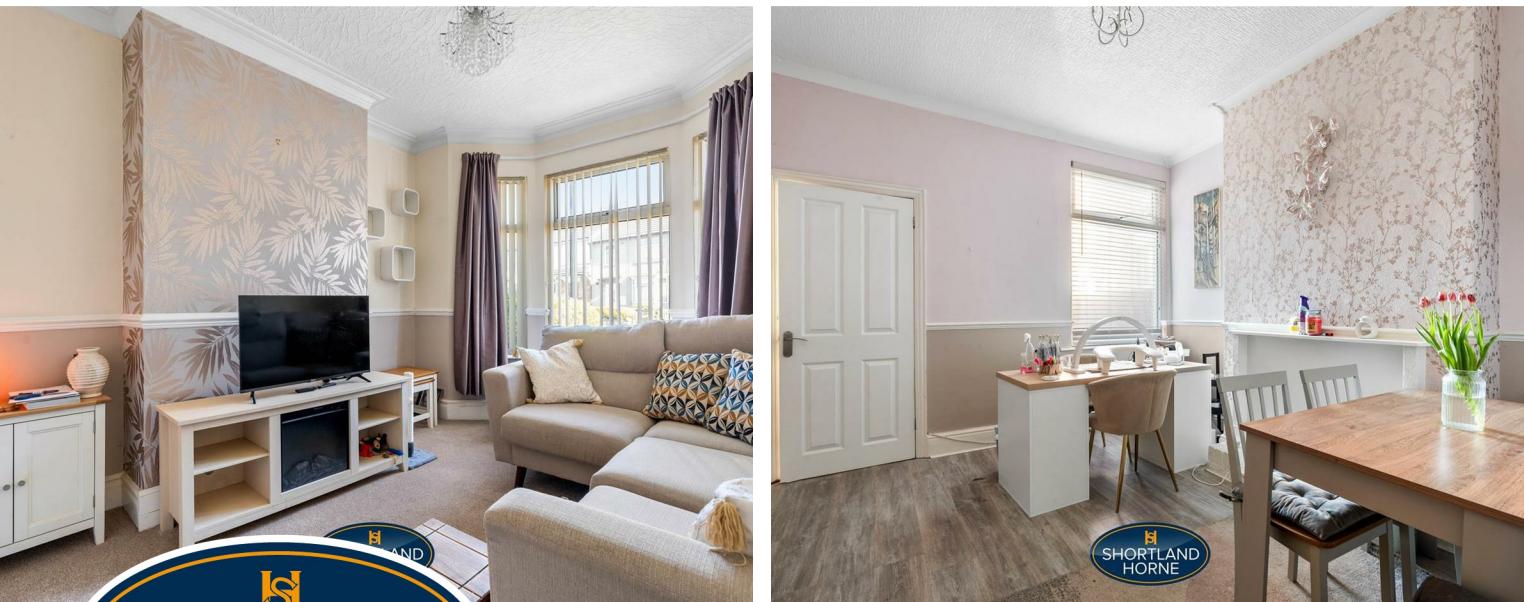
### Appliances

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**  
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**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

**Walsgrave Road**  
**Stoke CV2 4BP**



# £180,000 Offers Over

**Bedrooms 3**  
**Bathrooms 1**

This traditional Victorian terrace in the Stoke area offers a well-sized, practical home with a blend of everyday comfort and a convenient location. Situated on a main road surrounded by small shops and local businesses, the property is just a short walk to Ball Hill Shopping Centre, Sacred Heart Primary, and Stoke Park School, while a regular bus service connects you quickly to the city centre. For parking, residents typically use on-street spaces along nearby Harefield Road.

Inside, a long hallway leads you into the light-filled lounge, where a large bay window lets in plenty of natural light. The neutral décor and soft carpet create a calm, comfortable atmosphere, while the chimney breast adds a touch of character. Beyond, the dining room offers a practical, sociable space with laminate flooring — ideal for family meals or everyday use.

The kitchen, set at the back of the house, features tiled floors and walls, shaker-style cabinets, and room for a fridge-freezer, cooker, and washing machine. Though slightly dated, it's clean, functional, and offers good potential for future updates. A small utility area just off the kitchen provides useful extra space for laundry or storage.

Upstairs, you'll find three large double bedrooms, each with a chimney breast and plenty of space to arrange furniture as you wish. The main bedroom stretches the full width of the front of the house and includes built-in wardrobes, making it a generous and practical main room. The bathroom is compact and a little dated but clean and functional, leaving scope for you to modernise if desired.

To the rear, the south-facing garden feels private and secure, enclosed by wooden fencing on one side and a brick wall on the other. A small patio area leads onto a neat lawn with a path running to the back — a simple, low-maintenance outdoor space that's not overlooked, perfect for enjoying sunny afternoons or letting children play safely.

Offered with no chain and in good, move-in-ready condition, this home combines charm with practicality, making it a solid choice for families or anyone looking for a well-located property close to schools, shops, and transport connections, with convenient on-street parking nearby.

#### GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain - vendor will move into their new property on completion

Parking: Street Parking on Harefield Road

Garden Direction: West

Council Tax Band: D

EPC Rating: D

Approx. Total Area: 1220 Sq. Ft



#### GROUND FLOOR

Hallway

11'11 x 10'7

Lounge

13'2 x 10'10

Dining Room

14'1 x 9'3

Kitchen

12'7 x 11'11

W.C.

13'2 x 8'5

#### FIRST FLOOR

Landing

Bedroom One

11'7 x 9'3

Bedroom Two

12'7 x 11'11

Bedroom Three

13'2 x 8'5

Bathroom

10'0 x 6'10

Rear Garden

12'7 x 11'11

#### OUTSIDE

Rear Garden

12'7 x 11'11

Front Garden

12'7 x 11'11