

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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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Regina Crescent
CV2 2EP



£215,000 | Bedrooms 1 Bathrooms 1

Nestled along the peaceful curve of Regina Crescent in the ever popular area of Walsgrave, this beautifully refreshed one bedroom bungalow offers a rare blend of tranquillity, thoughtful modern updates and a location that places everyday convenience within easy reach. From the moment you arrive, the home feels quietly welcoming. A generous driveway provides parking for up to three vehicles, while the surrounding neighbourhood carries a calm and friendly atmosphere that residents here have come to cherish.

Stepping inside, the sense of light is immediate. The hallway greets you with a bright and airy feel, offering space for coats and shoes while setting the tone for the rest of the home. Fresh neutral décor and newly laid flooring create a clean, contemporary canvas, while the subtle warmth of the solid oak internal doors adds a natural elegance that runs throughout.

The kitchen has been completely transformed in the summer of 2024 and now stands as a stylish yet highly practical space. Soft daylight falls across the tiled splashback and waterproof laminate flooring, illuminating sleek work surfaces and thoughtfully arranged storage. Integrated appliances including an eye level oven, microwave and hob make cooking effortless, while a designated space for a freestanding fridge freezer ensures flexibility. Tucked neatly away, the pantry cupboard discreetly houses the newly installed boiler along with the gas and electric meters, leaving additional shelving for useful storage.

Flowing through the home, the lounge offers a wonderfully calming place to relax. Bathed in natural light and finished with warm wood laminate flooring, it is a room that invites you to unwind at the end of the day. The atmosphere here is gentle and peaceful, whether you are enjoying a quiet evening with a book or entertaining close friends. A door opens seamlessly into the conservatory, extending the living space and drawing the outside world in.

The conservatory is a delightful retreat that looks out across the garden, a place where the changing seasons become part of everyday life. There is ample space for comfortable seating alongside a practical utility area, complete with plumbing for a washing machine. Sunlight pours through the surrounding glass, and from here you can step directly outside to the garden or access the driveway, making the space wonderfully versatile.

At the front of the property, the bedroom provides a generous double space filled with natural light. Fitted wardrobes offer excellent storage while leaving plenty of room for additional furniture, creating a restful environment that feels both spacious and serene. Completing the interior is the beautifully renovated shower room, finished with a crisp white three piece suite, a luxurious rain head shower and a large heated towel radiator that brings a touch of everyday comfort.

Outside, the garden is truly something special. Carefully nurtured into a charming cottage flower garden, it comes alive in spring with colour, fragrance and gentle movement as birds visit throughout the day. A flourishing rosemary bush bursts into bloom while a small apple tree quietly marks the changing seasons along the rear border. Newly installed fencing ensures the space is secure, making it ideal for pets or simply for enjoying a peaceful morning coffee surrounded by nature.

A substantial brick built garage with a pitched roof sits within the garden, complete with electrics, double barn style doors and its own window and access door, offering excellent potential for storage, hobbies or workshop space.

Life on Regina Crescent is wonderfully convenient. Within a fifteen to twenty minute walk you will find major supermarkets, everyday amenities and the University Hospital Coventry and Warwickshire. Leisure options are close by with a cinema, Pets at Home, B and M and a variety of popular eateries including the welcoming Red Lion. Bus routes just off Shirley Road on Woodway Lane connect easily to the city centre, the Arena Shopping Park and the hospital. For those who enjoy the outdoors, beautiful nature walks await at Wyken Nature Park, while the historic parkland of Coombe Abbey can be reached by foot or bicycle through Farber Road or with a short drive. Excellent access to the M6 and wider motorway network also makes commuting straightforward. Peaceful, beautifully updated and perfectly located, this charming bungalow offers a lifestyle that blends comfort, nature and convenience in equal measure.



GROUND FLOOR

Hall	
Living Room	12'5 x 11'4
Kitchen	10'10 x 7'5
Conservatory	
Bedroom	12'8 x 12'1
Shower Room	

OUTSIDE

Garage	19'4 x 9'4
Driveway	
Rear Garden	