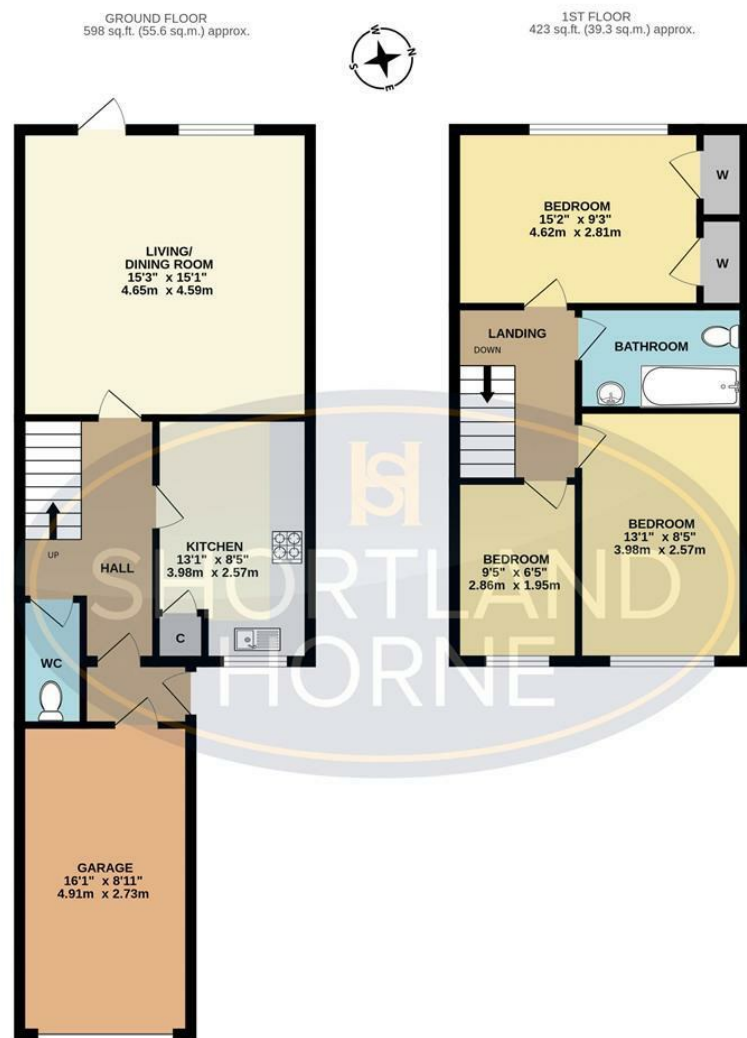
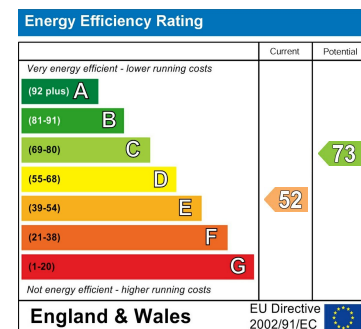


# Floor Plan



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 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.  
Made with Metropix ©2025

# 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.

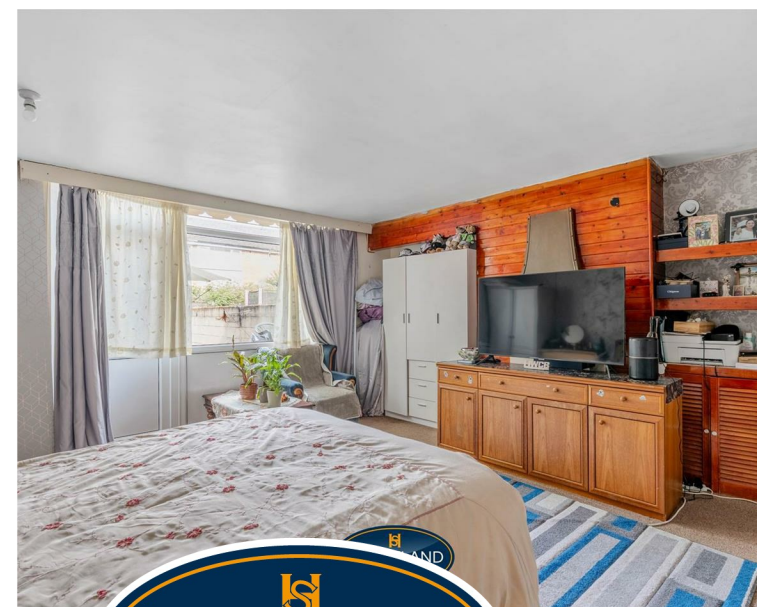
## Appliances

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**  

**Compton Road**  
**Holbrooks CV6 6GZ**





£180,000 Offers Over

Bedrooms 3  
Bathrooms 1

Located in the popular Holbrooks area of Coventry, this three-bedroom end-of-terrace home is clean, well-kept and full of potential. It's a solid choice for first-time buyers, families, or anyone looking to put their own stamp on a property. With no onward chain, it's ready to go and well placed for everyday convenience.

You're just a short distance from Morrisons and Tesco Arena Extra, with Arena Park Shopping Centre also nearby, offering a range of shops, eateries, a cinema and rail links via Coventry Arena station. There's easy access to local parks and green spaces, including Holbrooks Park, Prologis Park and walking routes along the Sowle Valley. The area is well served by buses and has excellent road links via the M6 and A444.

Inside, a bright porch leads into a welcoming hallway with useful storage space and a downstairs WC. At the front of the home, the kitchen is fitted with crisp white units, black metro tile splashbacks and dark worktops. There's room for all essential appliances as well as a small dining table, making it ideal for everyday meals or a quick coffee before the school run.

The lounge is at the rear of the property and offers generous proportions, easily fitting a large sofa and additional furniture. Neutral beige carpets and soft wall tones create a warm, comfortable space to relax. West-facing patio doors bring in the afternoon and evening light, giving the room a pleasant glow.

Upstairs, you'll find three well-sized bedrooms. The main bedroom is positioned at the back and includes built-in wardrobes, comfortably fitting a double bed with space to spare. The second bedroom is another spacious double, while the third makes an ideal single bedroom, nursery or home office. All rooms are neutrally decorated and ready for personal touches.

The bathroom has a fresh, modern feel, fitted with marble-effect wall tiles and a clean white three-piece suite including a bath with shower over.

Outside, the rear garden is compact and easy to maintain. There's just enough space for a small patio set or a bit of planting, and with its west-facing aspect, you can enjoy the sun later in the day. Internal access to the garage adds useful storage options, and a private driveway provides off-street parking.

This is a well-proportioned, practical home in a handy location close to schools, transport links, shops and green spaces, with plenty of potential to update over time.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Driveway  
Garden Direction: West  
Council Tax Band: B  
EPC Rating: E  
Approx. Total Area: 1022 Sq. Ft



GROUND FLOOR		Bedroom 2		13'1 x 8'5
Hall		Bedroom 3		9'5 x 6'5
Living Room/Dining Room		Bathroom		
Kitchen		OUTSIDE		
WC		Integral Garage		16'1 x 8'11
FIRST FLOOR		Rear Garden		
Landing		Driveway		
Bedroom 1				15'2 x 9'3