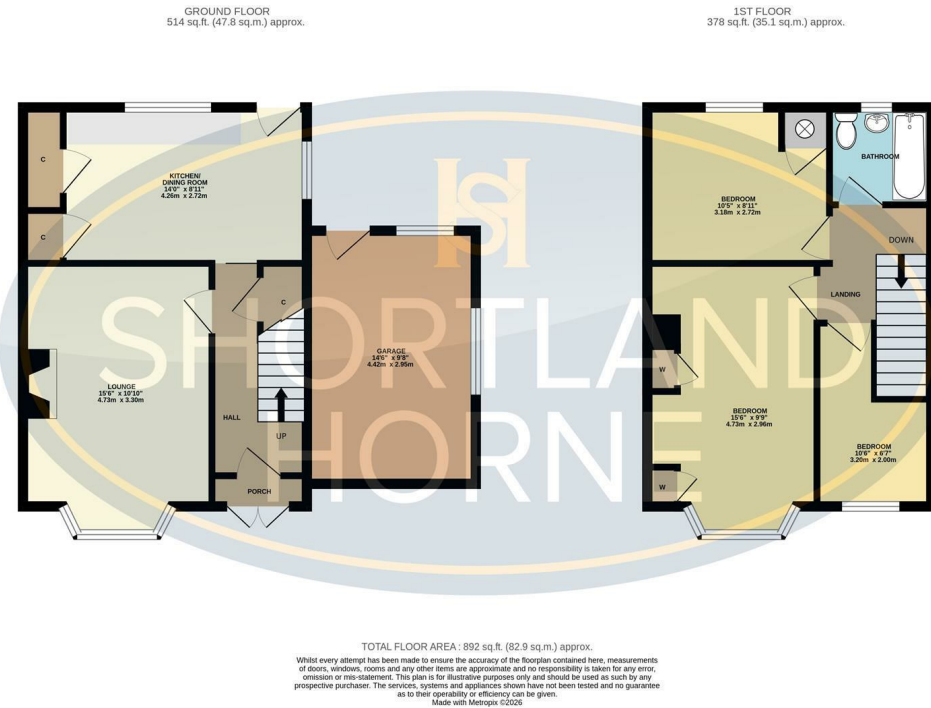


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(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.

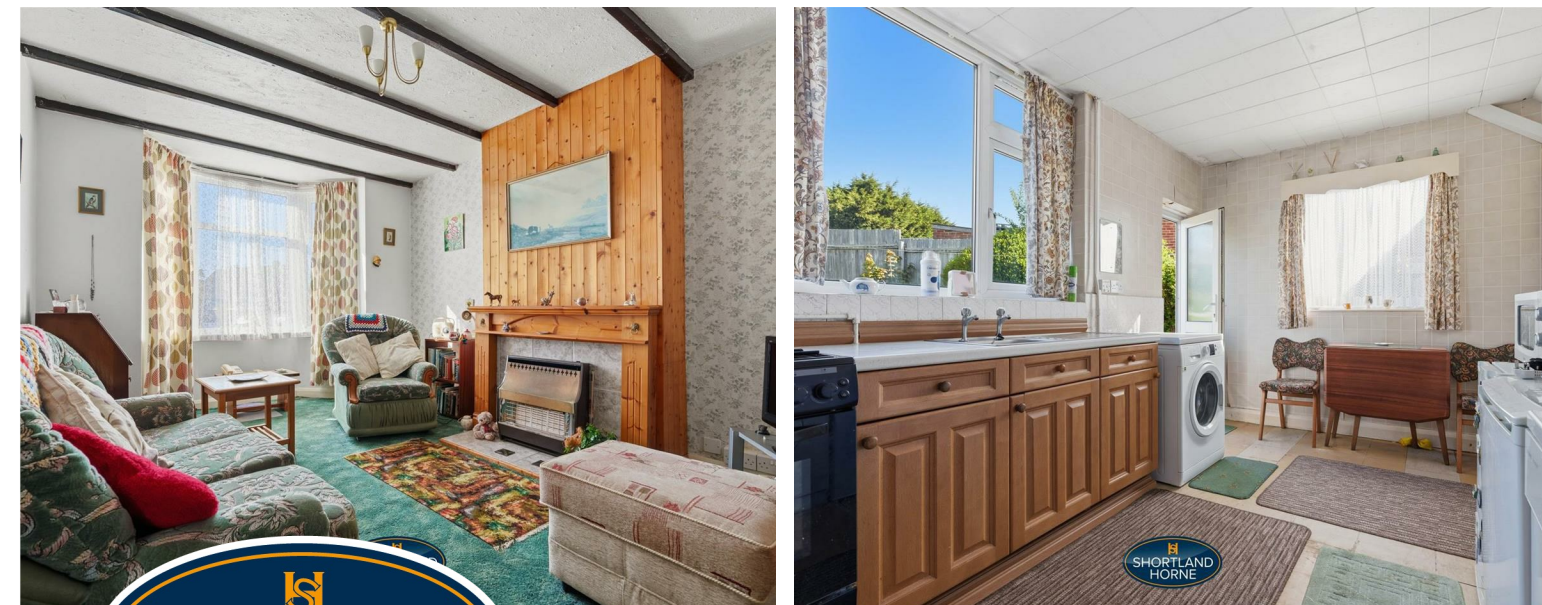
### Appliances

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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**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Rock Close**  
CV6 7HG



**£195,000**

**Bedrooms 3  
Bathrooms 1**

Offered with no onward chain, this well looked after, clean and tidy three-bedroom end-terrace home presents an exciting opportunity for buyers looking to create a property tailored to their own style and vision. Situated on Rock Close in Court House Green, the property would ideally suit first-time buyers, growing families or investors seeking a home with excellent potential. While a central heating system does require installation, the property has been clearly cared for over the years and offers generous living space, a practical layout and fantastic scope for enhancement, all within easy reach of local amenities, respected schools and excellent transport links into Coventry and beyond.

Approaching the property, a neatly laid to lawn front garden and private driveway create an inviting first impression, while the end terrace position provides a greater sense of space and privacy. Stepping through the compact porch, the hallway leads into a spacious lounge filled with natural light from the attractive bay window. Decorative ceiling beams add character and warmth to the room, while the gas fireplace creates a cosy focal point, perfect for quiet evenings as the seasons change. The soft carpeting underfoot enhances the homely feel, making this a space ready to be enjoyed while still offering scope for modern touches and personal flair.

To the rear of the property, the kitchen is fitted with traditional wooden cupboards complemented by tiled splashbacks, offering a practical and functional space with plenty of opportunity for future updating. Whether imagining sleek contemporary finishes or a charming country inspired kitchen, buyers will immediately recognise the potential to transform this room into the true heart of the home.

Upstairs, carpeted stairs rise to the first floor landing, where three well proportioned bedrooms provide versatile accommodation for families, home workers or those simply needing additional space. The main bedroom is bright and comfortable, featuring fitted wardrobes and a charming bay window that allows daylight to pour into the room. There is ample space for a double bed and furnishings, creating a peaceful retreat at the end of the day. The second bedroom is another generous double room with room for further furniture, while the third bedroom offers flexibility as a child's bedroom, nursery or home office. Completing the first floor is the family bathroom, fitted with a white three piece suite, shower over the bath and tiled surrounds, providing a clean and practical space ready for future enhancement.

Outside, the enclosed rear garden is predominantly laid to lawn and bordered by a variety of mature bushes, plants and trees, creating a private and peaceful setting to enjoy throughout the seasons. Offering a safe and secure space for children to play, pets to roam or relaxed summer gatherings with family and friends, the garden combines greenery and potential in equal measure. There is ample opportunity for keen gardeners to further enhance the outdoor space or create a charming entertaining area filled with colour and character. The garage further adds to the appeal, providing useful storage or exciting potential for conversion, subject to the necessary permissions.

Rock Close enjoys a convenient position within Court House Green, an area popular with families thanks to its close proximity to local shops, supermarkets and everyday amenities. Well regarded schools are nearby, while excellent road links provide easy access to the M6, Coventry city centre, the Ricoh Arena and surrounding Warwickshire areas, making commuting straightforward. Green spaces and parks are also within easy reach, balancing convenience with a sense of community living.



<b>GROUND FLOOR</b>		Bedroom 2	10'5 x 8'11
Porch		Bedroom 3	10'6 x 6'7
Hall		Bathroom	
Lounge	15'6 x 10'10	<b>OUTSIDE</b>	
Kitchen/Dining Room	14' x 8'11	Garage	14'6 x 9'8
<b>FIRST FLOOR</b>		Rear Garden	
Landing		Driveway	
Bedroom 1	15'6 x 9'9		