

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			61
(55-68) D			
(39-54) E			
(21-38) F			Not energy efficient - higher running costs
(1-20) G			
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.



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

follow us  

SHORTLAND HORNE

follow us  

Shakespeare Street
Stoke CV2 4JZ



£250,000 Offers Over | Bedrooms 3 Bathrooms 2

Positioned along the convenient Shakespeare Street in the popular Stoke area, this recently extended three bedroom terraced home offers a blend of space, modern living and everyday practicality. From the moment you arrive, there is a sense of ease and accessibility, with a private driveway to the front providing valuable off road parking and setting the tone for a home designed with modern lifestyles in mind.

Step inside and you are welcomed by a spacious hallway that immediately creates a feeling of openness. There is a natural flow to the layout, drawing you through the home towards its true heart, a beautifully extended open plan living, kitchen and dining space. This is a room designed for both connection and comfort, where light spills in and the boundaries between cooking, dining and relaxing gently dissolve. The space feels alive with possibility, whether it is the hum of conversation over dinner, children playing nearby, or quiet evenings spent unwinding after a long day.

The kitchen area sits seamlessly within this open plan setting, offering both practicality and sociability. With ample room for appliances and storage, it becomes a place where meals are prepared without ever feeling separate from the rest of the home. The adjoining dining and living areas provide flexibility, allowing the space to adapt effortlessly to both entertaining guests and everyday family life. The recent extension has truly transformed this part of the property into something special, creating a bright and inviting environment that naturally draws people together.

Also located on the ground floor is a recently renovated shower room comprising WC, wash basin and shower cubicle. Thoughtfully designed and conveniently positioned, it adds both style and functionality to the home, particularly for busy households.

Upstairs, the sense of space continues with a carpeted staircase leading to three well proportioned bedrooms. The principal bedroom offers a calm and comfortable retreat, with ample space for a double bed and wardrobes, creating a room that feels both restful and practical. The second bedroom mirrors this generosity of space, also accommodating a double bed and storage with ease, making it ideal for family, guests or even a home office setup. The third bedroom provides a cosy single room, perfect for a child's bedroom, nursery or a quiet workspace.

Completing the first floor is the family bathroom, fitted with a white three piece suite and a shower over the bath. Bright and functional, it caters perfectly to the needs of a growing household while maintaining a clean and timeless finish.

Outside, the enclosed rear garden offers a peaceful outdoor space laid to lawn, providing a safe and secure environment for children and pets to enjoy. There is a simplicity to the garden that invites you to make it your own, whether that means adding seating areas, planting borders or simply enjoying the open green space on a warm afternoon.

Stoke is a well established area of Coventry known for its excellent access to a wide range of amenities. Local shops, supermarkets and everyday conveniences are all within easy reach, while the nearby city centre offers a mix of retail, dining and leisure options. Families are well catered for with nearby schools including Gosford Park Primary School and Blue Coat Church of England School and Music College, both within a short distance of the property.

For commuters, the location is particularly advantageous, with excellent transport links providing easy access to the A444 and M6 motorway, connecting you to the wider Midlands and beyond. Coventry railway station is also within reach, offering further convenience for those travelling further afield.

Offered to the market with no onward chain, this home presents an exciting opportunity for buyers seeking a spacious, move in ready property. Whether you are a first time buyer, a growing family or an investor, this property combines modern living with everyday comfort in a way that feels both practical and effortlessly welcoming.



GROUND FLOOR

Entrance Hallway

Living Room/Dining Room 23'11 x 11'

Kitchen 8' x 6'7

FIRST FLOOR

Bedroom One 11'11 x 11'2

Bedroom Two 11'5 x 10'11

Bedroom Three 9'1 x 6'7

Bathroom

6'7 x 5'11

OUTSIDE

Rear Garden

Driveway