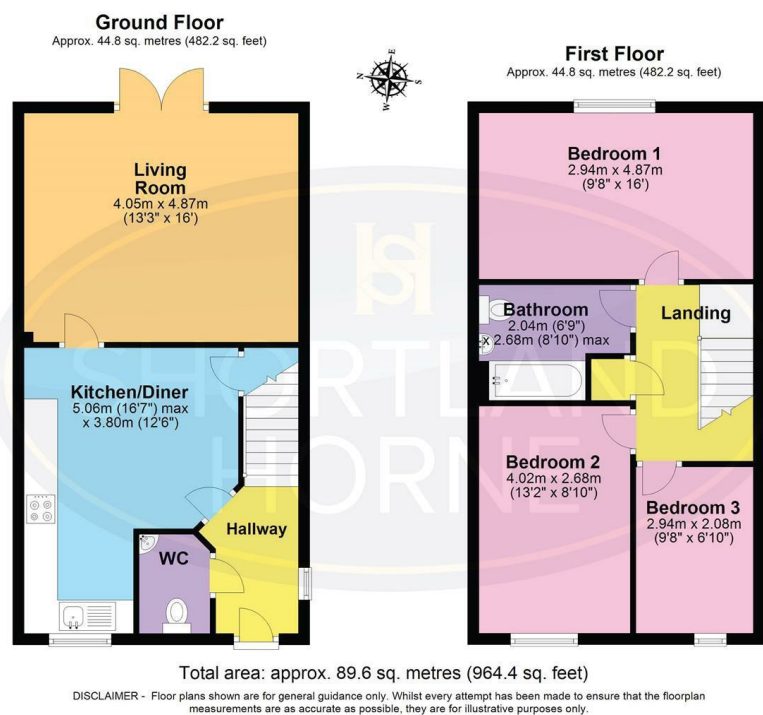
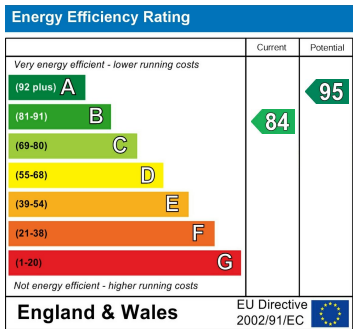


Floor Plan



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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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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Lapworth Road
Weavers Walk CV2 1EZ



£260,000 | Bedrooms 3 Bathrooms 1

Located in popular Spirit Quarters, Coventry, this well-presented, three-bedroom, semi-detached family home on Lapworth Road offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming hallway that leads to a thoughtfully designed ground floor. Here, you will find a spacious kitchen dining room, ideal for family meals and entertaining guests, alongside a cosy lounge that provides a perfect retreat for relaxation. A convenient W.C. completes the ground floor layout.

As you ascend to the first floor, you will discover three generous bedrooms, each offering ample space for personalisation and comfort. The family bathroom is well-appointed, catering to the needs of a busy household.

Outside, the property boasts a lovely lawned rear garden, complete with a patio area, perfect for enjoying sunny afternoons or hosting barbecues with family and friends. Additionally, off-road parking for two vehicles is available at the side of the property, ensuring convenience for you and your guests.

This delightful home is not only well-located but also offers a wonderful opportunity for families seeking a vibrant community atmosphere. With its modern amenities and spacious living areas, this property is sure to appeal to those looking for a comfortable and stylish place to call home.



GROUND FLOOR		Bedroom One		16' x 9'8
Hallway		Bedroom Two		13'2 x 8'10
W.C.		Bedroom Three		9'8 x 6'10
Kitchen/Diner	16'7 (max) x 12'6	Bathroom		8'10 (max) x 6'9
Lounge	16' x 13'3	OUTSIDE		
FIRST FLOOR		Rear Garden		
Landing				