
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Shilton Lane
CV2 2AB

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* IMMACULATELY PRESENTED 2 BEDROOM SEMI * NO UPWARD CHAIN * EASTERN OUTSKIRTS OF THE CITY * BEAUTIFULLY MAINTAINED GARDENS * DIRECT ACCESS AFFORDING LONG DRIVEWAY TO BRICK BUILT GARAGE * VIEWING HIGHLY RECOMMNDED

Nestled in the charming area of Walsgrave On Sowe, Coventry, this immaculately presented two-bedroom semi-detached house offers a delightful blend of comfort and style. The property boasts beautifully maintained lawn gardens, providing a serene outdoor space that is perfect for relaxation or entertaining which is a credit to the present owner, who has lived in this house for almost 60 years !! The enclosed aspect to the rear ensures privacy, making it an ideal retreat from the hustle and bustle of city life.

The welcoming lounge opens through to the full width dining open plan kitchen with slot in cooker through to the conservatory opening out to the beautifully tendered lawn garden which is a credit to the owner who takes a particular pride of his gardens.

To the first floor the 2 bedrooms are of good size with larger than average shower room with corner cubicle.

The property enjoys a long driveway affording ample car parking leading directly to a brick garage with useful storage area. Situated on the eastern outskirts of Coventry, this home enjoys a peaceful setting while still being within easy reach of the city's amenities.

This property is presented with no upward chain, making it an attractive option for those looking to move in without delay. We highly recommend viewing this lovely home to fully appreciate its charm and potential. Whether you are a first-time buyer or seeking a comfortable residence, this house is sure to meet your needs.

selling quality
property since 1995




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Dimensions

VESTIBULE HALL

ATTRACTIVE LOUNGE
3.95 x 3.50

DINING ROOM WITH OPEN PLAN KITCHEN
5.00 x 3.40

CONSERVATORY
3.15 x 3.10

CLOAKS / UTILITY ROOM

LANDING

BEDROOM ONE
3.95 x 3.50

BEDROOM TWO
3.36 x 2.45

SPACIOUS SHOWER ROOM

DIRECT ACCESS WITH AFFORDING AMPLE CAR PARKING

BRICK BUILT GARAGE
5.75 x 2.90

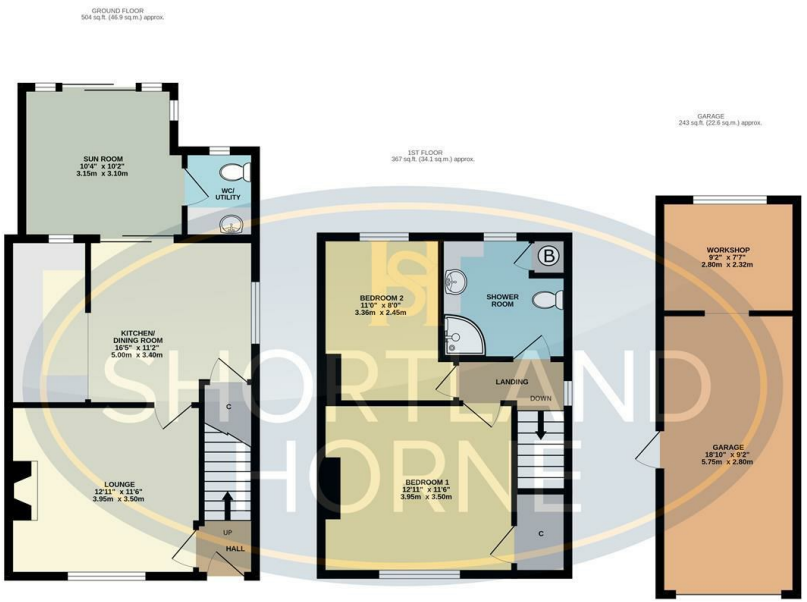
BRICK BUILT WORKSHOP
2.80 x 2.32

WELL LAID OUT MATURE LAWN GARDENS

NO UPWARD CHAIN

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Floor Plan



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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.
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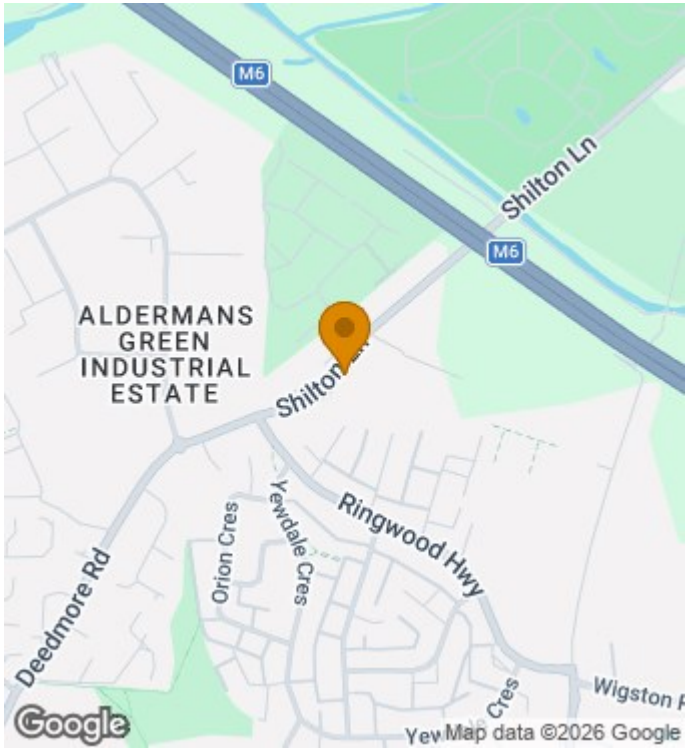
Total area: 1115.00 sq ft

Disclaimer

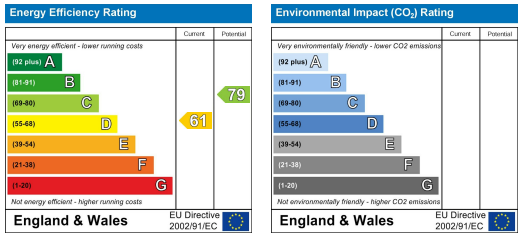
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

Location Map



EPC



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