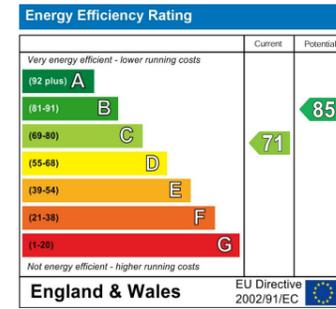


Floor Plan



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.



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Lynmouth Road

CV2 1AN



£150,000 Offers Over | Bedrooms 2 Bathrooms 1

Set along the residential stretch of Lynmouth Road in the popular Henley Green area, this two bedroom mid terrace home offers a nice blend of comfort, thoughtful improvements and everyday practicality.

Approaching the property, the front garden is laid neatly to lawn, offering a pleasant outlook and a sense of greenery before you even reach the front door. Off road parking is readily available, and the quiet residential setting provides a peaceful atmosphere that immediately sets the tone for what lies within. Step through the entrance and you are welcomed into a carpeted hallway that gently guides you into the heart of the home.

The lounge is a spacious room where natural light filters in to create a bright yet cosy environment. Carpeted underfoot adds warmth and character, giving the space a timeless feel. It is easy to imagine quiet evenings spent here relaxing with family or hosting friends, the room offering ample space for comfortable seating while still retaining an inviting sense of intimacy.

Moving through the home, the kitchen reveals one of the property's most impressive recent upgrades. Installed in June 2025, the sleek Magnet kitchen brings a modern touch to the home while remaining practical for daily life. High gloss units reflect the natural light, while tiled flooring and a stylish tiled backsplash provide both durability and visual appeal. A gas hob makes cooking effortless and the breakfast bar creates a relaxed spot for morning coffee, casual meals or conversation while dinner is being prepared. The kitchen feels fresh and contemporary, yet seamlessly integrated into the flow of the home.

Practicality continues on the ground floor with a fitted downstairs W/C that was installed in 2020. Finished with porcelain tiled flooring and uPVC wall cladding and ceiling, the space is modern, bright and extremely convenient for both residents and guests. Nearby, the utility room offers excellent additional functionality. With space for both a washing machine and dryer, along with storage for coats, shoes and everyday essentials, it provides a valuable extension of the living space and helps keep the main areas of the home beautifully uncluttered.

Upstairs, carpeted stairs lead to a comfortable landing and two generously proportioned bedrooms. The main bedroom is a particularly spacious retreat, easily accommodating a double bed along with wardrobes and additional furniture. The second bedroom is also a surprisingly generous double, offering plenty of space for storage and flexible use as a guest room, home office or growing family bedroom.

The family bathroom, updated in 2020, is bright and well appointed with a white three piece suite and a modern shower cubicle. Clean lines and a fresh finish create a space that feels both practical and relaxing.

Outside, the rear garden provides a lovely extension of the home. Enclosed and laid to lawn, it offers a generous outdoor space where children can play, pets can roam or adults can simply relax in the fresh air. A garden tap adds further convenience for watering plants or maintaining the lawn, and the size of the garden provides plenty of opportunity for outdoor seating, barbecues or future landscaping projects.

Local shops, parks and community amenities are all within easy reach, while families benefit from access to well regarded nearby schools including Henley Green Primary School and Cardinal Wiseman Catholic School. Commuters will also appreciate the strong transport connections, with straightforward access to the A444 and the M6 motorway, making travel across the region simple and convenient.



GROUND FLOOR

Hallway

Lounge

Kitchen

W/C

Utility

FIRST FLOOR

14'0 x 11'8

10'10 x 9'4

Bedroom 1

Bedroom 2

Shower room

OUTSIDE

Front garden

Rear garden

14'1 x 10'4

8'9 x 10'10