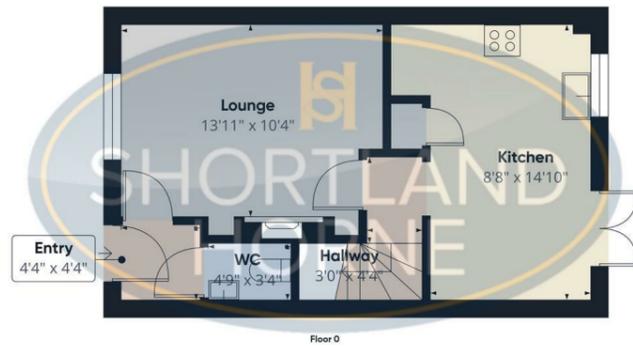


Floor Plan



Floor 0



Floor 1

Approximate total area¹⁾
687 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS SPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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.

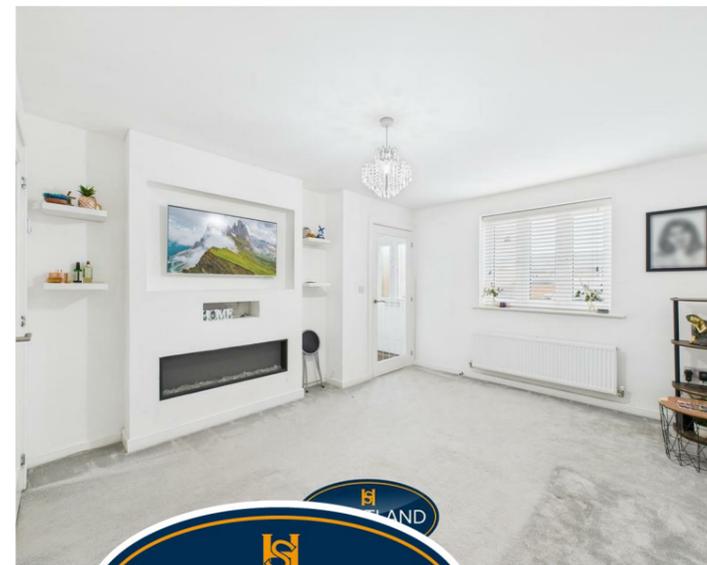
Appliances

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

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visit: shortland-horne.co.uk

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Rollings Drive
CV2 3QN



£290,000 | Bedrooms 3 Bathrooms 3

Situated on Rollings Drive in the ever popular 'Brambles' development in Wyken, this very well presented three bedroom detached home offers the perfect blend of modern living, comfort and community. From the moment you arrive, there is an immediate sense of calm. The street is quiet and welcoming, where neighbours exchange friendly hellos and the pace of life feels just a little more relaxed. A smart frontage with a private driveway providing space for two vehicles sets the tone for what lies beyond.

Stepping inside, the light filled entrance creates an inviting first impression, acting as a gentle transition from the outside world into the heart of the home. The ground floor flows effortlessly, beginning with a bright and neatly finished downstairs W C with tiled flooring. The lounge is a warm and spacious retreat, carpeted underfoot and centred around a stylish media wall that naturally draws you in, making it the perfect place to unwind in the evenings or gather with family and friends. Soft light filters through the room, creating an atmosphere that feels both cosy and contemporary.

Towards the rear of the property, the kitchen dining space truly comes into its own. Finished with sleek tiled flooring, this is a room designed for modern life, whether that means busy weekday mornings, relaxed family meals or entertaining guests. There is ample space for a dining table, and the layout encourages conversation, laughter and togetherness. The hallway neatly connects each area, ensuring the ground floor feels open yet well defined.

Ascending the carpeted staircase, the first floor continues to impress with a calm and cohesive feel throughout. The landing leads to three thoughtfully proportioned bedrooms, all finished with carpeted flooring for a clean and modern look. The main bedroom offers generous space for a double bed and benefits from fitted wardrobes, keeping the room clutter free and serene. The en-suite shower room provides a fresh and private space to start the day. Bedroom two comfortably accommodates a small double, while bedroom three is a versatile room that works beautifully as a single bedroom, nursery or home office, adapting easily to your lifestyle. The family bathroom completes the floor, featuring a white three piece suite with a shower over the bath, ideal for both quick mornings and long, relaxing soaks.

Outside, the rear garden is fully enclosed and designed for enjoyment. A well kept lawn offers space for children to play or for quiet moments in the sun, while the decking area is perfect for outdoor dining, summer barbecues or simply enjoying a coffee on a warm morning.

Rollings Drive is ideally positioned for everyday convenience. Wyken offers a range of local amenities including shops, supermarkets and eateries, alongside well regarded schools that make this an attractive option for families. Excellent road links provide easy access to Coventry city centre, University Hospital Coventry and the surrounding motorway network, making commuting straightforward while still enjoying a peaceful residential setting.

This modern new build home is ideal for families, first time buyers or professionals seeking a stylish property in a friendly neighbourhood where comfort, convenience and community come together effortlessly.



GROUND FLOOR

Entrance lobby	4'4 x 4'4
w/c	4'9 x 3'4
Lounge	13'11 x 10'4
Hallway	
Kitchen/Diner	8'8 x 14'10

FIRST FLOOR

Landing	
Bedroom 1	10'11 x 9'5
En-Suite	
Bedroom 2	10'3 x 7'4
Bedroom 3	6'9 x 7'4

FAMILY BATHROOM

OUTSIDE

- Rear Garden
- Driveway