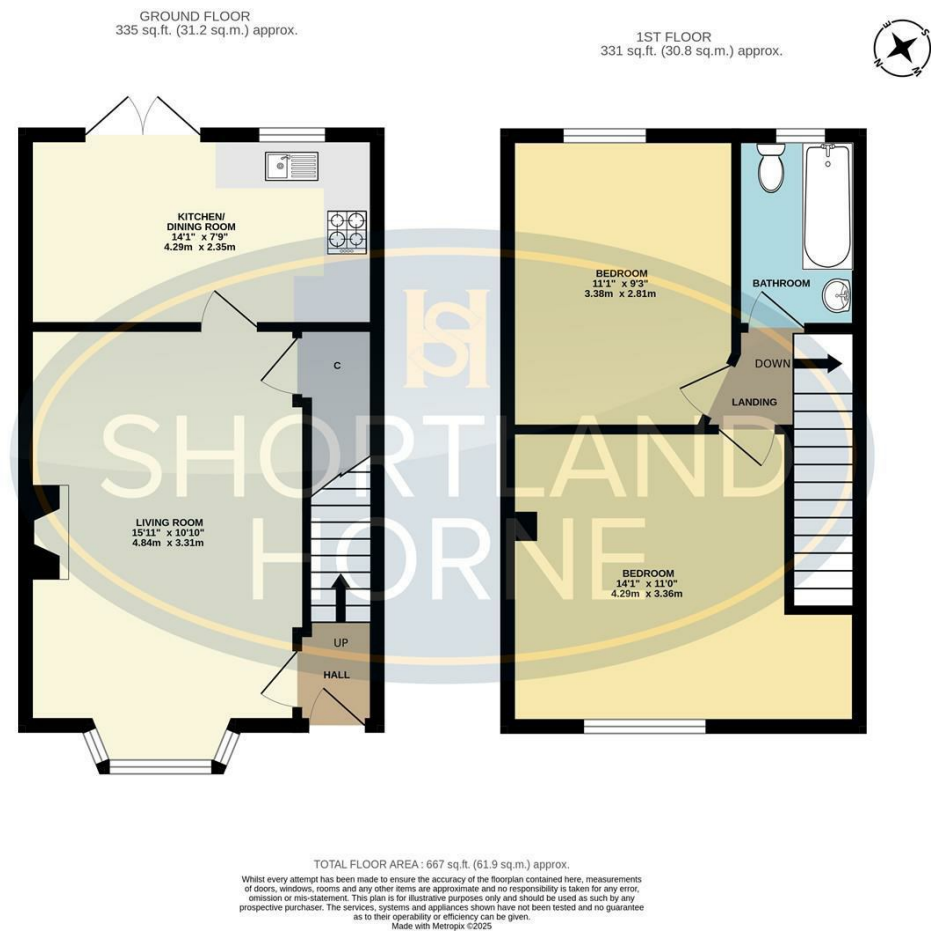
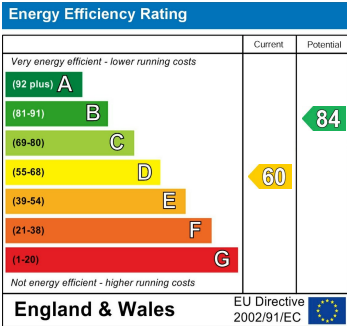


Floor Plan



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**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
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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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**Purcell Road**  
**Courthouse Green CV6 7JZ**





£190,000

Bedrooms 2  
Bathrooms 1

What a fantastic home! If you're after somewhere you can simply move straight into, this charming and stylish property is definitely worth a look. You'll adore the views over the fields beyond the garden, giving you a peaceful feel while still being close to all the great local amenities.

From the moment you step inside, there's a sense of calm and light. The living room invites you to pause and relax, with a large bay window letting in streams of natural light by day and creating a warm, cosy space by night. The décor is neutral and tasteful throughout, giving a fresh and homely feel from the outset.

To the rear of the home, the kitchen-diner is bright and open, with sleek white high-gloss units, built-in appliances, and ample space for a dining table. French doors open seamlessly onto a private rear garden, where the outlook stretches across peaceful fields and allotments. It's easy to picture yourself enjoying summer evenings outdoors, with the scent of barbecues in the air, children playing on the lawn, and the gentle rustle of leaves offering a sense of retreat from the bustle of daily life.

Upstairs, you'll find two light-filled bedrooms – the main bedroom offering a serene space to wind down after a long day, and the second boasting garden and countryside views, ideal for a child's room, guest space, or a peaceful home office. The bathroom is modern and practical, fitted with both a bath and shower for added comfort.

Living on Purcell Road comes with the great advantage of excellent local amenities. Families will value being close to schools – Courthouse Green Primary is just a short stroll away, and Lyng Hall School is less than a mile down the road. For commuters and travellers, transport links are top-notch, with Coventry Arena railway station just 1.5 miles away, offering connections to both regional and national routes. Road access is just as convenient, with the A444 and M6 nearby, making trips into Coventry and beyond straightforward.

When it comes to shopping and leisure, you're really spoilt for choice. Gallagher Retail Park has a range of high-street stores, while Arena Shopping Park – a little further afield – boasts over 20 major shops plus plenty of spots to eat and relax.

**GOOD TO KNOW:**  
Tenure: Freehold  
Vendors Position: Looking for a property to buy  
Parking Arrangements: Street Parking at front, off road parking at the rear behind garden fence  
Garden Direction: South-East  
EPC Rating: D  
Total Area: Approx. 667 Sq. Ft



GROUND FLOOR		Bathroom	7'7 x 4'6
Hall		OUTSIDE	
Living Room	15'11 x 10'10	Rear Garden	Front Garden
Kitchen/Diner	14'1 x 7'8		
FIRST FLOOR			
Landing			
Bedroom One	14'1 x 11'		
Bedroom Two	11'1 x 9'3		