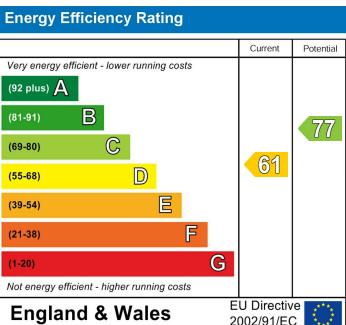


## Floor Plan



TOTAL FLOOR AREA: 1428 sq.ft. (132.7 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 misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memox 2020

## 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:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
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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**Henley Road**  
**CV2 2FY**



# £325,000 Offers Over

## Bedrooms 4 Bathrooms 2

This charming and characterful four-bedroom semi-detached home in Walsgrave is a wonderful find, offering warmth, space, and a layout designed for both family life and entertaining. With no onward chain, it's ready and waiting for its next owners to move straight in and make it their own.

Stepping inside, you're greeted by a welcoming hallway that immediately gives a sense of home. To the left, the lounge is a bright and inviting space, with a bay window allowing natural light to flood in, creating the perfect spot for cosy evenings. Across the hall, the sitting room offers an added sense of warmth and comfort, complete with a charming log burner, making it an inviting retreat on colder nights. This leads seamlessly into the dining room, a space perfect for bringing family and friends together, with direct access to the garage—a fantastic opportunity for conversion if extra living space is needed.

At the heart of the home, the kitchen is both stylish and practical, featuring a tiled floor and splashback, a statement range oven, and a well-designed peninsula with additional storage—perfect for casual dining or food preparation. There's also ample space for an American-style fridge, making this kitchen ideal for those who love to cook and entertain.

Upstairs, four generously sized bedrooms provide plenty of space for the whole family. All the bedrooms feel light and airy, offering flexibility for guest rooms, children's rooms, or even a dressing space. The spacious family bathroom is a true retreat, featuring a corner bath and a separate shower cubicle, perfect for unwinding after a long day. An additional first-floor WC adds further convenience for busy mornings.

Outside, the south-facing garden is a private suntrap, beautifully designed for both relaxation and entertaining. The artificial lawn keeps maintenance low, while mature borders and trees beyond the fence provide a peaceful and secluded backdrop. A patio area at the entrance to the garden is perfect for outdoor dining, making summer evenings here truly special.

The home has also benefited from practical upgrades, including a new boiler installed in November 2023, ensuring energy efficiency and reliability for years to come.

Practicality hasn't been overlooked, with a driveway and covered carport leading to the garage, ensuring ample off-road parking and storage space. Situated in a fantastic location, this home is just a short stroll from a primary school, a local pub, and shops, as well as offering easy access to major road links and University Hospital.

With its blend of character, warmth, and practicality, this home is perfect for families or anyone looking for a welcoming place to call their own.

#### GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

Parking: Driveway/Carport

Garden Direction: South

Council Tax Band: C

EPC Rating: D (61)

Approx. Total Area: 1428 Sq. Ft



#### GROUND FLOOR

Hall 12' x 11'

Lounge 12' x 12'

Sitting Room 12' x 8'6

Dining Room 12' x 8'6

Kitchen 12' x 8'6

#### FIRST FLOOR

Landing 12' x 8'6

Bedroom 1 12' x 8'6

#### Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

#### OUTSIDE

Garage

Rear Garden

Driveway/Carport