

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(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.

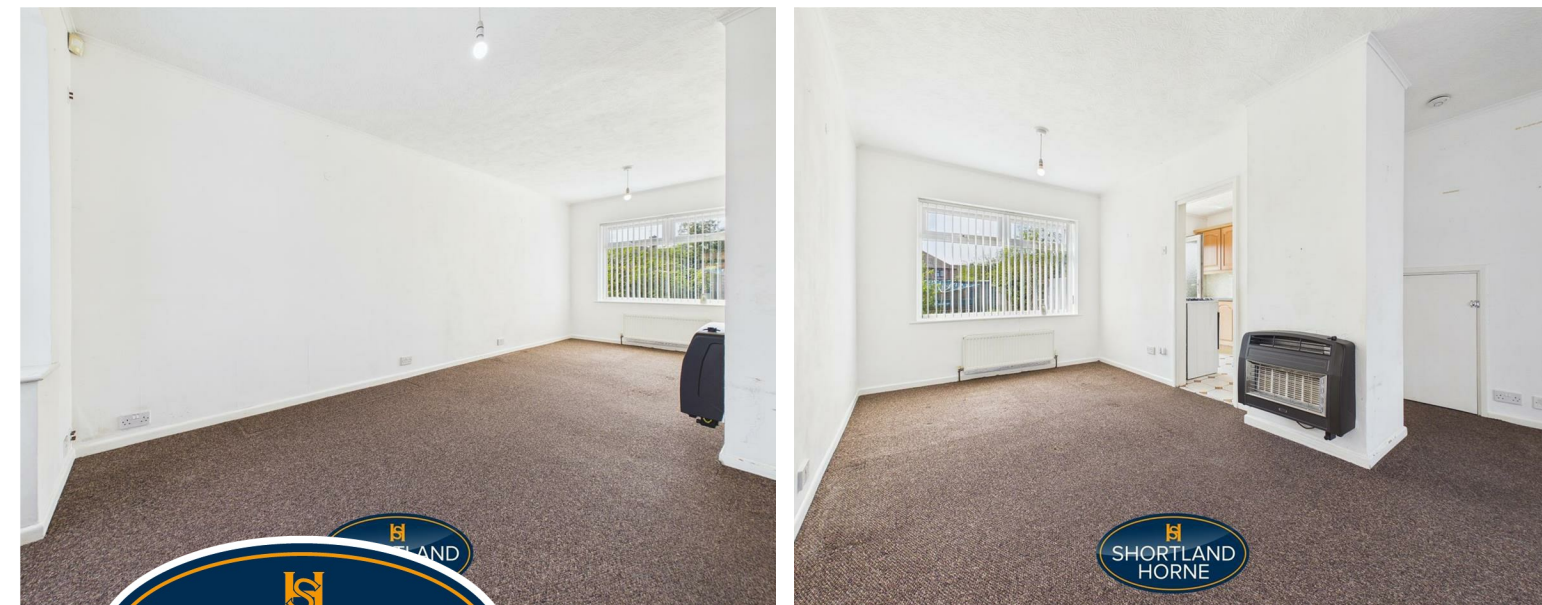
Appliances

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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Barston Close
CV6 7DS



£190,000

**Bedrooms 3
Bathrooms 1**

Set along the peaceful stretch of Barston Close, this three bedroom terrace offers a straightforward, comfortable home with plenty of potential to make it your own. It's the kind of place that feels easy to settle into from day one, while still leaving room to add your own style over time.

Step inside through the porch and into the hallway, where natural light immediately gives the home a bright and welcoming feel. The lounge sits at the front, with a bay window that brings in plenty of daylight and creates a cosy spot to relax. The original gas fire adds a touch of character, and the space flows naturally through to the dining area at the rear. It's a simple, practical layout that works well for everyday living, whether that's quiet evenings in or having friends and family round.

The kitchen is set just off the dining space in a classic galley style. With wood shaker style cabinets and freestanding appliances, it's functional as it stands and offers a good base for anyone looking to update in their own time. It's easy to imagine making small improvements here to gradually put your own stamp on things.

Upstairs, there are three bedrooms, all with a comfortable feel. The main bedroom has space for a double bed along with a built in wardrobe, while the second bedroom is another good sized double, also with storage. The third bedroom works well as a single room, nursery, or home office depending on your needs. The family bathroom is fitted as a shower room with simple white fixtures, clean and ready to use.

Outside is where this home really opens up. The rear garden is a great size, starting with a patio area that's ideal for sitting out in warmer months, then leading onto a generous lawn. It's a space that's easy to maintain but still offers plenty of room for children to play or for anyone who enjoys being outdoors. At the back of the garden is a full width garage, useful for storage or parking, with access from the rear.

To the front, the property is set back behind a brick wall with a lawn, shrubs, and a pathway leading to the entrance. There's also clear potential here to create off street parking, subject to the necessary permissions, which could be a real benefit in the future.

The location is practical and well connected, set on a fairly quiet road while still being close to everything you need. The A444 and M6 Junction 3 are easily accessible for commuting, and nearby retail parks including Arena Retail Park and Gallagher Retail Park provide a wide range of shops and amenities. The CBS Arena is also close by for events and entertainment.

Offered with no chain, this is a solid home in fair condition that gives buyers a great opportunity to move straight in and improve things over time. It's ideal for first time buyers, young families, or professionals looking for a well located property with space, potential, and a comfortable feel throughout.



GROUND FLOOR

Porch	
Hallway	
Lounge	12'9 x 9'4
Dining area	11'6 x 8'6
Kitchen	10'5 x 6'11

FIRST FLOOR

Landing

Bedroom 1	13'6 x 8'7
Bedroom 2	9'10 x 9'2
Bedroom 3	6'6 x 5'9
Shower Room	6'3 x 5'7

OUTSIDE

Garage
Rear Garden
Front Garden