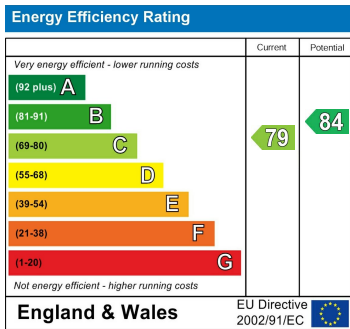


Floor Plan



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
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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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Arena Avenue
Holbrooks CV6 4BS



£210,000

Bedrooms 2
Bathrooms 1

Whether you're searching for your first home, a place to downsize in comfort, or a peaceful haven away from the daily rush, this two-bedroom semi-detached house offers a lifestyle as effortless as it is inviting. Built in 2015 and beautifully maintained since, this property sits proudly on a quiet no through road within a modern Holbrooks development, offering all the ease of contemporary living wrapped in the calm of a secluded setting.

From the moment you arrive, there's a sense of calm. Park in your own dedicated space at the front of the home, where you'll also find a handy electric vehicle charger ready to go. The neat front path leads you to a smart beige composite front door, setting the tone for the style and comfort that continues inside.

Step through the door and you're welcomed by a bright hallway with a convenient downstairs WC — ideal for guests and everyday ease. The living room is a calm and spacious setting, finished with soft grey laminate flooring and understated décor. It's the perfect space to relax, entertain or simply unwind at the end of the day.

The kitchen and dining room are as functional as they are stylish. Fitted with light neutral shaker-style cabinetry and elegant curved-edge worktops, the space feels fresh and welcoming. White metro tile splashbacks add a classic touch, and integrated appliances include a ceramic hob, oven, extractor, and fridge-freezer, with space for a washing machine. There's room for a small dining table, and French doors lead out to the garden, connecting indoor and outdoor living beautifully.

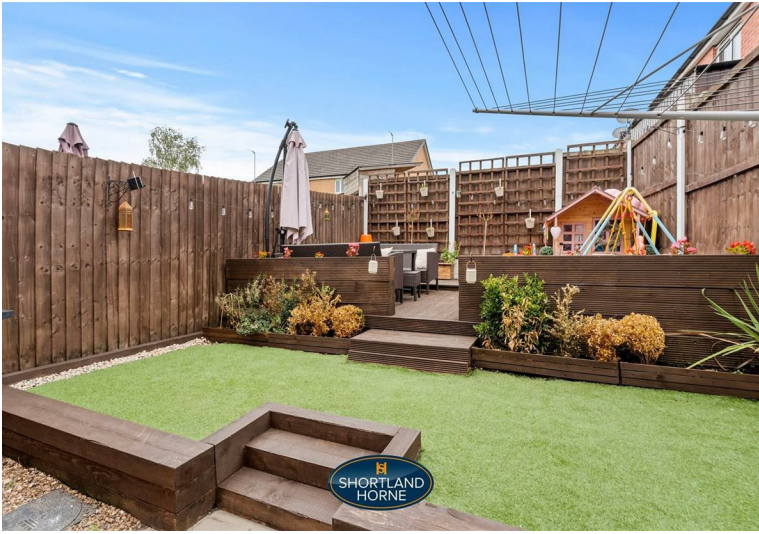
Upstairs, the main bedroom is a peaceful retreat with soft carpeting and a built-in cupboard for storage. The second bedroom is a lovely double room, ideal as a guest bedroom or comfortable space for family. The bathroom is clean and pristine, featuring a standard two-piece suite with part-tiled walls, a white vanity unit under the sink, and a practical laminate floor that adds warmth to the room.

Outside, the rear garden offers a charming and private escape, laid out across three distinct levels. A patio area closest to the house is perfect for outdoor dining or morning coffee. Steps lead up to a neat artificial lawn, ideal for low-maintenance greenery, and beyond that is a raised decked seating area — a cosy spot to enjoy summer evenings or unwind with a book. The garden is enclosed with quality fencing and also benefits from side access via a gate leading to the front of the home.

Situated in Holbrooks, Arena Avenue is well positioned for both tranquillity and convenience. Arena Retail Park is just a short walk away, offering shops, restaurants, and leisure options. Excellent road links including the A444 and M6 make commuting a breeze, with easy access to Coventry city centre, Birmingham and beyond. Nearby amenities include supermarkets, schools and green spaces, all adding to the everyday ease of life here.

Stylish, welcoming and move-in ready, this immaculate home is a brilliant opportunity for first-time buyers, downsizers or professionals looking for a comfortable and well-connected place to call home.

GOOD TO KNOW:
Tenure: Leasehold
Vendors Position: Looking for a property to buy
Parking: Private Parking Space
Garden Direction: South
Lease Reamaining: 989 Years
Annual Ground Rent: £150
Annual Service Charge: £227



GROUND FLOOR		Family Bathroom
Hall		
WC/Cloakroom		
Lounge	15'1 x 9'5	
Kitchen/Dining Room	12'8 x 8'	
FIRST FLOOR		OUTSIDE
Landing		
Bedroom 1	12'8 x 8'6	
Bedroom 2	12'8 x 8'2	
		Rear Garden
		One Private Parking Space