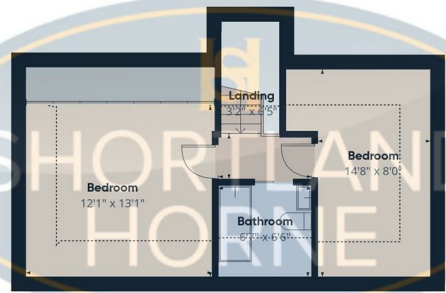


Floor Plan



Floor 0



Floor 1

Approximate total area¹⁾
1131 ft²
Reduced headroom
146 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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.

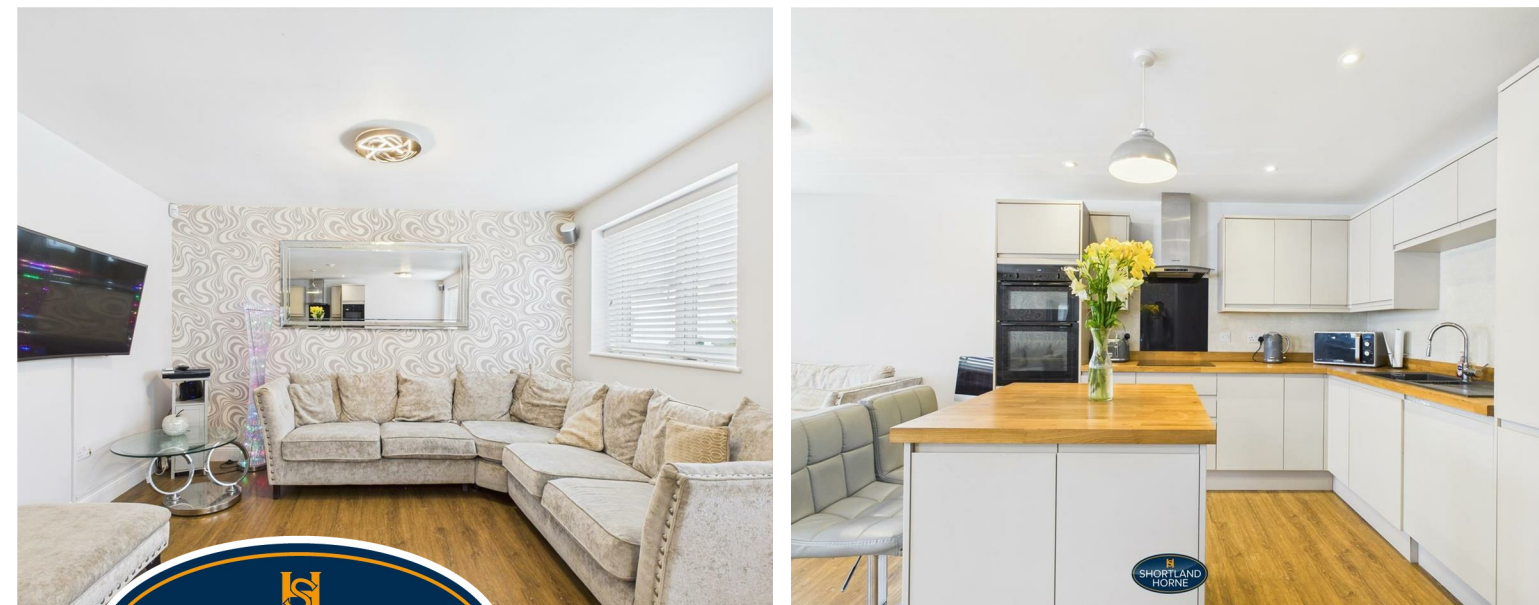
Appliances

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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Hasilwood Square
CV3 1GH



£325,000

**Bedrooms 4
Bathrooms 2**

Quietly positioned within the quiet residential setting of Hasilwood Square in Stoke, Coventry, this four bedroom detached bungalow offers an unexpected sense of space, light and versatility behind its attractive frontage. With driveway parking for up to three cars, the approach immediately feels practical and welcoming, ideal for growing families, multi-generational living or those simply seeking the ease of a detached home with generous proportions.

Step through the front door and you are greeted by a bright hallway finished with sleek laminate flooring that flows seamlessly into the heart of the home. The kitchen living area is an impressive open and sociable space designed for modern living. Expansive and filled with natural light, it effortlessly accommodates both comfortable seating and a dining arrangement, creating a setting where every day routines and special occasions blend together. The laminate flooring enhances the sense of continuity and space, while the layout invites conversation, whether you are preparing meals, hosting friends or enjoying a quiet evening in. The atmosphere is one of openness and flexibility, ready to adapt to the rhythm of family life.

On the ground floor, two spacious double bedrooms provide comfort and convenience. Each is carpeted underfoot, softening the space and creating a calm retreat at the end of the day. Their generous proportions allow for double beds and additional furniture without compromise, making them ideal for family members, guests or even a home office if required. The ground floor bathroom is fitted with a classic white three piece suite, complete with both a bath and separate shower cubicle, offering the best of both worlds for busy mornings and leisurely evenings.

A staircase leads to the first floor, where a skylight window above the landing draws in an abundance of natural light, creating a bright and airy transition between spaces. The sense of light continues into the two further bedrooms. One features fitted wardrobes and ample room for a double bed, combining practicality with comfort, while the fourth bedroom is another well sized room that can flex to suit changing needs. The upstairs family bathroom also benefits from a skylight window, bathing the white three piece suite in daylight and enhancing the feeling of calm and privacy.

Outside, the rear garden is a true sanctuary. Enclosed and mainly laid to lawn, it offers a secure and inviting space for children to play or for pets to roam freely. A raised decking area provides the perfect vantage point for outdoor dining and summer gatherings, while the gentle sound of the beautiful water feature adds a soothing backdrop to quiet afternoons. A sheltered sitting area creates an intimate corner to relax with a book or enjoy a morning coffee, protected from the elements and surrounded by greenery.

Hasilwood Square is well positioned within Stoke, offering convenient access to local shops, supermarkets and everyday amenities. Families will appreciate the proximity to well regarded primary and secondary schools, while commuters benefit from excellent transport links. The nearby A444 and M6 provide straightforward routes to the wider Midlands, and Coventry city centre is just a short drive or bus journey away, offering a vibrant mix of retail, dining and cultural attractions.

PLEASE NOTE: The marketing photographs were taken prior to the most recent tenancy and the property may differ slightly in appearance upon viewing.



GROUND FLOOR

Kitchen/living area	31'3 x 17'4
Hallway	
Bedroom 1	11'10 x 11'7
Bathroom 2	
Bedroom	9'0 x 11'11

FIRST FLOOR

Landing

Bedroom 3	12'1 x 13'1
Bedroom 4	14'8 x 8'0
Bathroom 2	
OUTSIDE	
Driveway	
Rear garden	