

Floor Plan



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreage (2020)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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.



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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Hermitage Road
CV2 5GF



£275,000 Offers Over

Bedrooms 3 Bathrooms 1

There is something quietly reassuring about Hermitage Road. Perhaps it is the friendly rhythm of the street, the neat rows of homes, or the way neighbours greet each other as they pass. Tucked into the ever-popular Wyken area of Coventry, this beautifully presented double bayed terraced home feels like the sort of place where life simply works. Step through the storm porch and black composite door and you immediately sense the care and attention that has gone into creating a home that feels both stylish and wonderfully welcoming.

The hallway sets the tone the moment you arrive. Crisp white walls bounce natural light around the space, while the beautiful Minton floor tiles underfoot offer a subtle nod to the character that Coventry homes are loved for. It is the kind of entrance that quietly whispers quality before you have even reached the first room.

To the front of the house, the lounge enjoys a generous bay window that pulls daylight into the room from morning through to afternoon, creating a bright yet cosy space that feels perfect for slow Sunday mornings or relaxed evenings curled up with a film. The soft and neutral grey/brown carpet adds warmth underfoot, while the fresh décor creates a calm and contemporary atmosphere.

Towards the rear, the home opens into the kitchen dining area, which is designed very much with modern living in mind. Thoughtfully fitted units house integrated appliances including an oven, ceramic hob, extractor hood, fridge, freezer, dishwasher and washing machine, all neatly tucked away to keep the space feeling uncluttered. Subtle under cupboard lighting adds a gentle glow in the evenings, while inset spotlights keep the room feeling bright and practical during the day.

The space here has been purposefully designed to accommodate a small dining table, making it the natural hub of the home where morning coffees turn into chats that run longer than planned. French doors draw your eye straight into the garden beyond, blurring the line between indoor and outdoor living.

Upstairs, the sense of calm continues. All three bedrooms are decorated in soft neutral tones with the same contemporary carpets, and white walls that make each room feel bright and restful. The main double bedroom enjoys another lovely bay window, creating a comfortable retreat at the end of the day. The second bedroom is also a generous double, while the third is a versatile single bedroom that works beautifully as a nursery, office or dressing room. The family bathroom is modern and fresh, with fully tiled walls, a white three-piece suite, shower over a sensible P-shaped bath, chrome heated towel rail and powerful extractor fan.

Outside is where this home quietly steals hearts. Step out onto the first patio and the garden stretches invitingly ahead. A lush lawn runs through the centre with stepping-stone slabs guiding you towards another larger patio area – perfect for summer barbecues or a quiet evening drink. One side is framed by smart easily maintained wooden fencing while the other enjoys a mature, well-tended hedge that brings a lovely sense of greenery and privacy.

Just when you think the garden has finished, an arched gateway reveals the secret beyond. The second garden feels like a hidden escape, with two further patio areas, lawn, barked borders and beautifully newly planted trees that will mature over time to create a wonderful leafy retreat. It is a space full of possibility, ideal for garden buildings, outdoor entertaining, or simply enjoying a little peace surrounded by nature as the garden continues to mature with the years.

Beyond the home itself, the location is wonderfully convenient. Families are drawn to the area for well-regarded schools including Ravensdale Primary School, Sacred Heart Catholic Primary School, Caludon Castle School and Stoke Park School. Everyday shopping and local amenities are close by, while commuters appreciate the short drive to University Hospital Coventry and Warwickshire and easy access to the M6 Motorway and A46 Road.

Lovingly refurbished throughout, with extensive improvements including: new roof tiles, new rewiring, plumbing and heating system (boiler and radiators); new fully double-glazed windows



GROUND FLOOR

Hallway

Lounge

Kitchen/Dining Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

15'1 x 11'2

16'10 x 7'10

11'6 x 10'7

11'7 x 10'6

Bedroom 3

Bathroom

OUTSIDE

Rear Garden

Driveway

8'4 x 6'