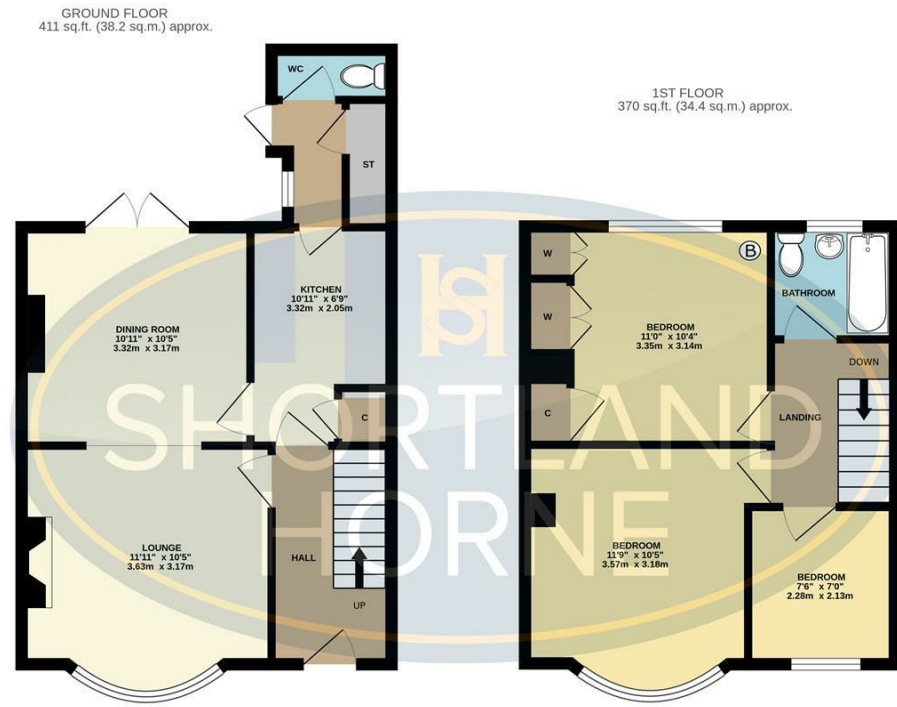


Floor Plan



TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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Partridge Croft
CV6 7EZ



£180,000 Offers Over

Bedrooms 3 Bathrooms 1

Some homes arrive on the market polished and perfect. Others arrive with something far more valuable, a story waiting for its next chapter. This double bayed three bedroom terrace on Partridge Croft is very much the latter. Loved by the same family for four generations, it is a house that has quietly watched life unfold within its walls. Birthday cakes on the table, children growing up, neighbours becoming friends. Now offered with no onward chain, it is ready for someone new to step in, roll up their sleeves, and shape the future of a home that already has a wonderful heart.

From the outside, the classic double bay frontage gives the house a familiar and comforting character. The block paved driveway offers space for two cars, a practical welcome at the end of the day. Being positioned within a quiet close gives the setting a peaceful feel, helped by the friendly neighbours on either side and the gentle soundtrack of birds that seem to love the area just as much as the residents do.

Step through the front door and into the hallway and the home immediately feels bright and well kept. Recent painting and updated carpets keep everything fresh and tidy, while still leaving room for imagination to wander. It is a home that is clean, honest and full of potential, the kind of place where you can already picture the changes that will slowly turn it into something truly special.

The lounge sits proudly at the front of the home, where a large bay window gathers in natural light and creates a lovely sense of space. White walls keep the room airy and simple, while the laminate flooring adds a practical touch. A gas fireplace forms the heart of the room, ready to glow softly on colder evenings when comfort becomes the order of the day.

Flowing naturally from the lounge is the dining room, creating a sociable open plan living space that works beautifully for everyday life. There is plenty of room here for a proper dining table where family meals, celebrations and the occasional takeaway feast can all take place. French doors open out onto the rear garden, letting sunshine drift inside and inviting the outdoors in during warmer months.

To the rear sits the galley style kitchen. It is a functional space with room for appliances and access through to an internal lobby and downstairs WC. While the kitchen would welcome a little care and modernisation, it offers the exciting opportunity to design a space perfectly suited to modern living.

Upstairs, the carpeted staircase leads to a comfortable landing and three well proportioned bedrooms. The main bedroom sits at the front of the home and enjoys its own bay window, giving the room a light and airy feel while easily accommodating a double bed. The second bedroom is another generous double and benefits from built in wardrobes that keep everything neatly tucked away. The third bedroom offers flexibility and works beautifully as a nursery, guest room or quiet home office.

The family bathroom has recently been updated in 2024 and feels fresh, clean and modern. A white suite is complemented by a smart vanity unit beneath the sink, offering both style and useful storage.

The garden is where this home truly reveals its peaceful side. A patio area greets you just beyond the French doors, perfect for morning coffee or an evening drink after a long day. The lawn stretches beyond, framed by established shrub borders and secure fencing. With the Scouts field behind and no homes overlooking, the garden feels wonderfully private and attracts an abundance of birds, filling the air with gentle birdsong.

Living on Partridge Croft also places you within easy reach of everyday convenience. Local shops and amenities are nearby, families benefit from a range of well regarded schools, and commuters will appreciate the easy access to the A444 and the M6 motorway for travel further afield.



GROUND FLOOR

Hall

Lounge

Dining Room

Kitchen

WC

FIRST FLOOR

Landing

11'11 x 10'5

10'11 x 10'5

10'11 x 6'9

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

OUTSIDE

Rear Garden

Front Garden

11'9 x 10'5

11' x 10'4

7'6 x 7'