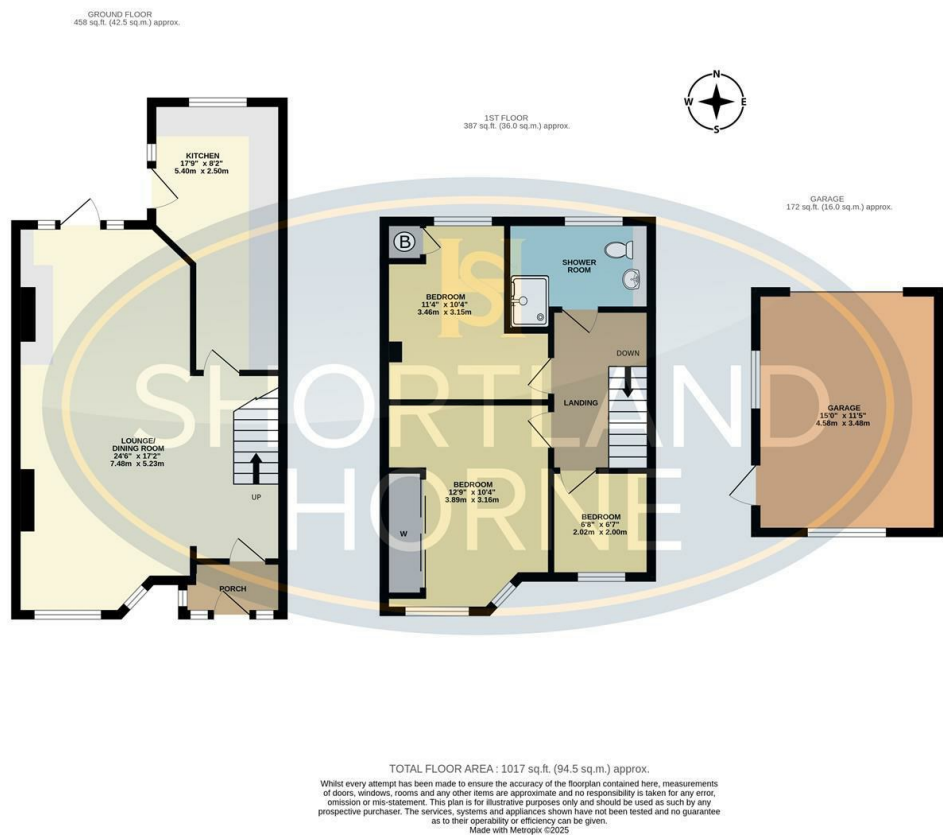
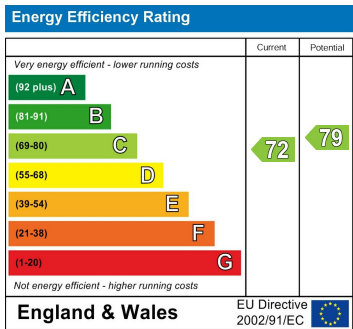


Floor Plan



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.



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Potters Green Road
CV2 2AL



£210,000

Bedrooms 3
Bathrooms 1

On Potters Green Road, in a community known for its friendly feel and long-standing spirit, sits a three bedroom terrace home that has been cared for by the same family for over half a century. This is not just a house, it is a place that has been lived in, loved, and looked after for 52 years, now ready to welcome its next chapter. With no onward chain, it offers a straightforward move into a well maintained property with space to grow, both inside and out.

Set back slightly from the road, the home greets you with a neat, tidy front garden that creates a sense of privacy from the pavement. Stepping through the porch, you are drawn into a surprisingly generous lounge and dining space, stretching over twenty four feet. This is the heart of the home, bright, welcoming, and designed for easy living. A modern gas fire creates a cosy centrepiece, while a patio door with glass surround frames views of the garden and allows natural light to pour into the room. Carpets underfoot and neutral walls keep the style timeless, allowing any buyer to move straight in or add their own touch.

The galley style kitchen is practical and thoughtfully arranged, finished in a classic light shaker style. Integrated oven and hob sit alongside tiled flooring and splashbacks, while there is ample room for essential appliances such as a fridge freezer and washing machine. A compact two seater breakfast bar gives the perfect spot for morning coffee, and the back door leads straight out into the garden, ideal for family life or entertaining.

Upstairs, three bedrooms continue the home's sense of comfort and practicality. The main bedroom is generously sized, with a built in wardrobe and a light filled aspect. The second is another good double, overlooking the rear garden, while the third makes a flexible single, perfect for a nursery, home office, or guest space. The wet room has been modernised for convenience, with tiled walls and floor, a sleek vanity unit, and a finish that feels fresh and easy to maintain.

Outside, the rear garden shows the same care as the home itself. A covered block paved patio sits directly outside the house, creating a sheltered spot to sit and enjoy the garden whatever the weather. From here, the paving flows into a neat pathway that leads to a brick built garage, complete with an up and over door, convenient side access from the garden, and useful plug sockets inside. A well kept lawn sits neatly between smart shrub borders and sturdy fencing, offering a private, secure outdoor space.

Potters Green itself offers everything you would expect from a well connected corner of Coventry. Local shops, schools, and parks are close by, while public transport makes commuting into the city centre or further afield simple. For those driving, road links are excellent, with easy access to the M6 and wider Midlands network.

This home feels like it is waiting for its next story to be written. Whether you are a first time buyer eager to step onto the ladder, a family looking for a welcoming community, or someone seeking a manageable, well kept home with no chain, this property offers a rare blend of space, practicality, and warmth.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Street Parking - Permit required
Council Tax Band: B



GROUND FLOOR		Bedroom 3		6'8 x 6'7
Porch		Wet Room		
Lounge/Dining Room	24'6 x 17'2	OUTSIDE		
Kitchen	17'9 x 8'2	Garage		15' x 11'5
FIRST FLOOR		Rear Garden		
Landing		Front Garden		
Bedroom 1	12'9 x 10'4			
Bedroom 2	11'4 x 10'4			