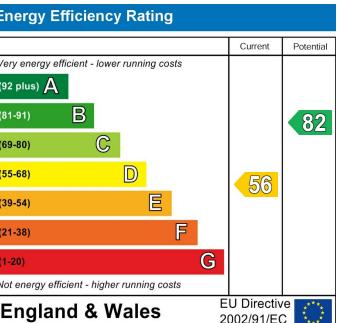


## Floor Plan



## 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.

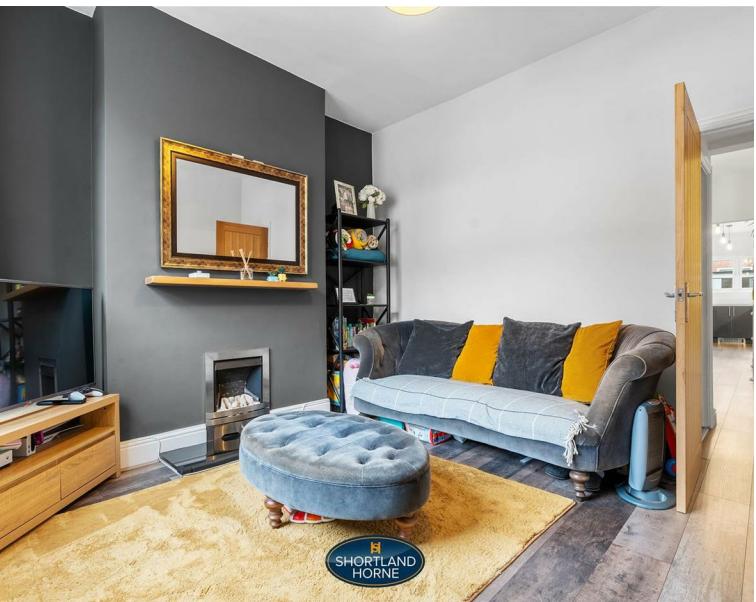
### Appliances

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**  
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](mailto:sales@shortland-horne.co.uk)  
visit: [shortland-horne.co.uk](http://shortland-horne.co.uk)

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**Dronfield Road**  
**CV2 4BZ**



**£200,000**

## Bedrooms 2 Bathrooms 1

Tucked along Dronfield Road, this charming two bedroom terraced home instantly feels like somewhere you can exhale and put the kettle on. From the moment you step through the porch, there's a warmth and homely calm that runs right through the house, helped by the light toned laminate flooring that flows seamlessly across the entire ground floor, bouncing daylight from room to room. The lounge is bright and inviting, centred around a characterful chimney breast with an inset gas fire, creating the perfect spot to unwind after a long day, while the large front window floods the space with natural light.

Moving through, the home really comes into its own in the open plan kitchen and dining area, a sociable and welcoming space designed for everyday living and easy entertaining. Whether it's busy weekday breakfasts or relaxed evenings with friends, this is a room that naturally brings people together. The modern kitchen is both stylish and practical, finished with sleek dark high gloss units and light worktops, and fully equipped with integrated appliances to make cooking and baking a pleasure rather than a chore. With two windows and a door opening directly onto the garden, the room feels wonderfully light and airy, gently connecting indoor living with the outdoors on warmer days.

Upstairs, the sense of space and calm continues. Both bedrooms are generous doubles, dressed in soft grey carpeting that adds to the restful feel. The main bedroom sits at the front of the property and benefits from a large window and a charming chimney breast, while the second bedroom enjoys views over the private rear garden and includes useful storage with access to the loft. A separate study space provides the ideal nook for home working, studying or simply a quiet corner to read and recharge. The bathroom is modern, spacious and beautifully finished, fully tiled with a contemporary vanity unit, curved bath, separate shower cubicle and inset spotlights, offering a touch of everyday luxury.

Outside, the rear garden provides a wonderfully private and low maintenance haven, ideal for sipping morning coffee, hosting summer barbecues, or simply relaxing in peace. It is enclosed with quality fencing and features a brick built shed with electrics for added convenience. At the front, a neat garden adds charm to the property's facade, complemented by easy on street parking.

### GOOD TO KNOW:

Tenure: Freehold  
Vendors Position: Looking for a property to buy  
Parking: Street Parking  
Council Tax Band: A  
EPC Rating: D  
Approx. Total Area: 891 Sq. Ft



### GROUND FLOOR

Porch	11'8 x 11'1
Lounge	11'8 x 11'1
Dining Room	11'10 x 11'8
Kitchen	16'3 x 7'3
<b>FIRST FLOOR</b>	
Landing	
Bedroom 1	11'8 x 11'1

Bedroom 2

Study Space

Bathroom

OUTSIDE

Rear Garden

11'11 x 8'8