



 **SHORLAND
HORNE**

Trusted
Property Experts

 **SHORLAND
HORNE**

Regis Walk
Walsgrave CV2 2EQ

Regis Walk

CV2 2EQ

* IMMACULATELY PRESENTED 2 BEDROOM HALL BROTHERS BUILT SEMI DETACHED BUNGALOW * PLEASANT BACKWATER CUL DE SAC SETTING * GAS CH & DOUBLE GLAZED * DIRECT ACCESS CARPORT TO BRICK GARAGE * VIEWING HIGHLY RECOMENDED WITH NO CHAIN

Nestled in a tranquil cul-de-sac setting on Regis Walk, Walsgrave, this immaculate two-bedroom semi-detached bungalow presents an exceptional opportunity for those seeking a pleasant backwater setting. The property boasts a well-appointed fitted kitchen, complete with hob and oven, perfect for culinary enthusiasts and everyday cooking alike to include fridge, freezer, microwave & washing machine!!

The bungalow is designed for ease of living enjoying a spacious and attractive lounge through to the brick built double glazed conservatory overlooking the private rear garden with summerhouse. The layout of the home is both practical and inviting, making it an ideal choice for couples, or those looking to downsize with two good sized bedrooms one with full length built in wardrobes.

The property enjoys direct access with covered carport through to the brick built garage providing ample storage and parking options.

With no upward chain, this property is ready for immediate occupancy, allowing you to settle in without delay. We highly recommend viewing this delightful bungalow to fully appreciate its charm and the serene environment it offers. Don't miss the chance to make this lovely home your own in a sought-after area of Coventry.







SH
SHORTLAND
HORNE



Dimensions

ENTRANCE HALL

ATTRACTIVE
LOUNGE

4.70 x 3.60

FITTED KITCHEN
WITH HOB, OVEN &
APPLIANCES

3.30 x 2.70

BEDROOM ONE
4.50 x 3.60

BEDROOM TWO
2.70 x 2.70

FULLY TILED WET
ROOM
2.22 x 1.79

DIRECT ACCESS
WITH CARPORT
LEADING TO BRICK
GARAGE

4.90 x 2.90

FRONT & PRIVATE
REAR GARDEN WITH
SUMMERHOUSE

NO UPWARD CHAIN

VIEWING HIGHLY
RECOMMENDED

BRICK BUILT
DOUBLE GLAZED
CONSERVATORY
3.22 x 1.90



Floor Plan



Total area: 844.00 sq ft

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

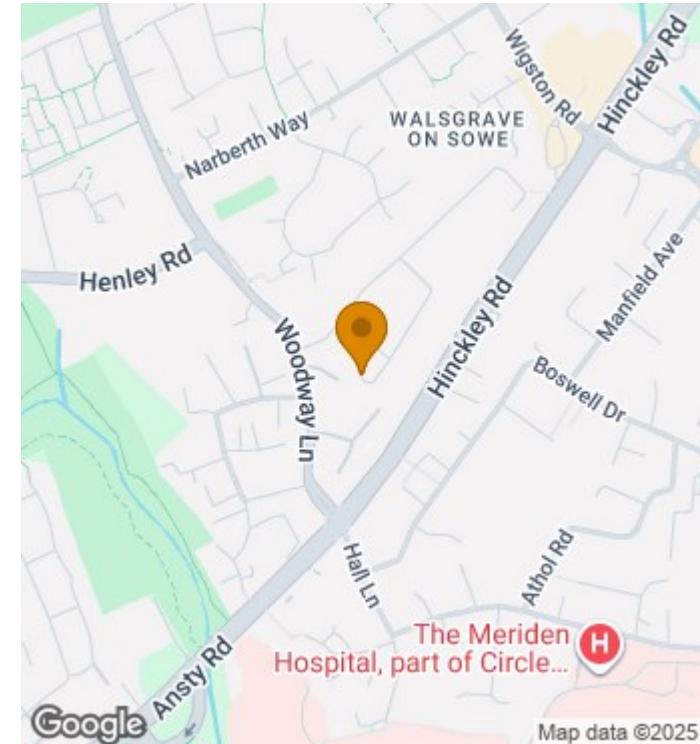
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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.

Location Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne

Trusted
Property Experts