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BATHURST RD

Bathurst Road  
CV6 1HY

# Bathurst Road

## CV6 1HY

\* COTTAGE STYLE 2 BEDROOM END TERRACE \*  
\* PROMINENT CORNER POSITION \* GAS CH & DOUBLE  
GLAZED \* ATTACHED GARAGE/ WORKSHOP \* NO  
UPWARD CHAIN

Nestled in a prominent corner position on Bathurst Road in Radford, Coventry, this charming cottage-style end terrace offers a delightful opportunity for both first-time buyers and those seeking a cosy home. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The layout is both practical and inviting, making it easy to envision your personal touch throughout the space.

One of the standout features of this property is the side-attached garage, offering convenient storage or potential for a workshop, catering to various lifestyle needs. The absence of any upward chain ensures a smooth and swift transition for prospective buyers, allowing you to settle in without delay.

This home is ideally situated, providing easy access to local amenities and transport links, making it a perfect base for exploring the vibrant city of Coventry. With its appealing cottage-style charm and practical features, this property is a wonderful opportunity not to be missed.







  
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## Dimensions

**STORM PORCH**

**ENTRANCE HALL**

**THROUGH LOUNGE**

4.85 x 3.16

**DINING OPEN PLAN  
KITCHEN**

6.36 x 2.25

**LANDING**

**BEDROOM ONE**

4.90 x 3.00

**BEDROOM TWO**

4.56 x 2.81

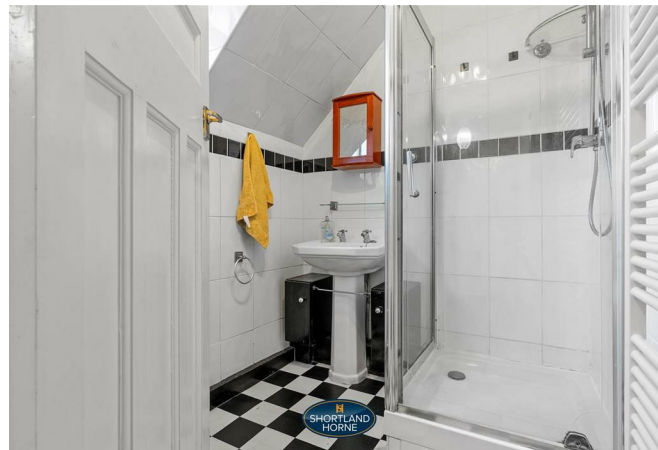
**FULLY TILED  
SHOWER ROOM**

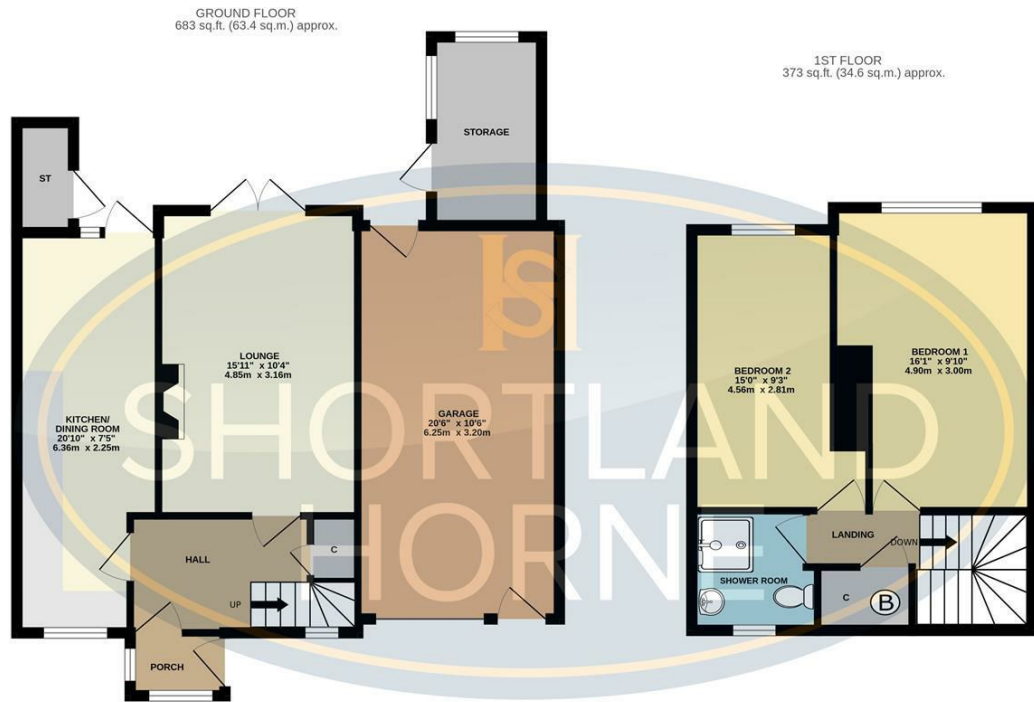
**SIDE ATTACHED  
GARAGE / WORKSHOP**

6.25 x 3.30

**FRONT & GOOD  
SIZED LAWN REAR  
GARDEN**

**NO UPWARD CHAIN**





TOTAL FLOOR AREA : 1055 sq.ft. (98.1 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.  
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**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

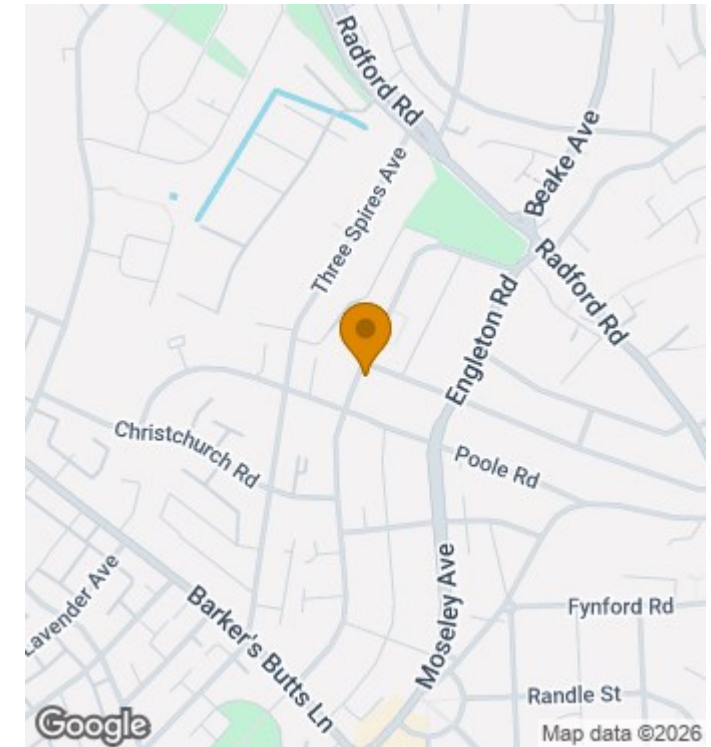
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

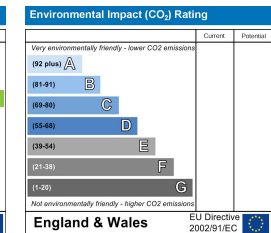
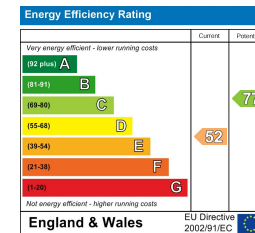
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

## Location Map



## EPC



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