




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Gregory Avenue
Green Lane CV3 6DJ



Gregory Avenue

CV3 6DJ

* MUST BE VIEWED TO BE FULLY APPRECIATED *
SUPERBLY PRESENTED & EXTENDED DOUBLE CIRCULAR
STONE BAYED TERRACE * MAGNIFICENT BREAKFAST/
LIVING KITCHEN WITH COMPREHENSIVE RANGE OF
APPLIANCES & CENTRAL ISLAND * BAY WINDOWED
LOUNGE WITH DOUBLE DOORS THROUGH TO DINING
ROOM * CLOAKROOM & UTILITY ROOM * 3 BEDROOMS *
FULLY TILED REFURBISHED BATHROOM WITH SHOWER

Welcome to Gregory Avenue, Green Lane, Coventry - a charming location within walking distance of the War Memorial park this could be your next home sweet home! This beautifully presented double circular bayed and extended three-bedroom terrace house is a gem waiting to be discovered with gas central heating & double glazed windows.

Step inside to find a feature kitchen diner, perfect for whipping up delicious meals and entertaining guests with utility room. The property boasts three cosy bedrooms, ideal for a growing family or those in need of extra space.

The landscaped rear garden is a tranquil oasis where you can unwind and enjoy the outdoors.

Located in a popular school catchment area close to Stivichall Primary and Finham Park School, this property offers not just a home, but a lifestyle. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community.








SHORTLAND
HORNE



Dimensions

ENTRANCE HALL

CLOAKROOM

BAY WINDOWED
LOUNGE

3.66 x 3.50

DINING ROOM

3.45 x 3.73

MAGNIFICENT FULL
WIDTH BREAKFAST /
LIVING KITCHEN

4.94 x 4.65

UTILITY ROOM

LANDING

BEDROOM ONE

3.50 x 3.31

BEDROOM TWO

3.67 x 3.50

BEDROOM THREE

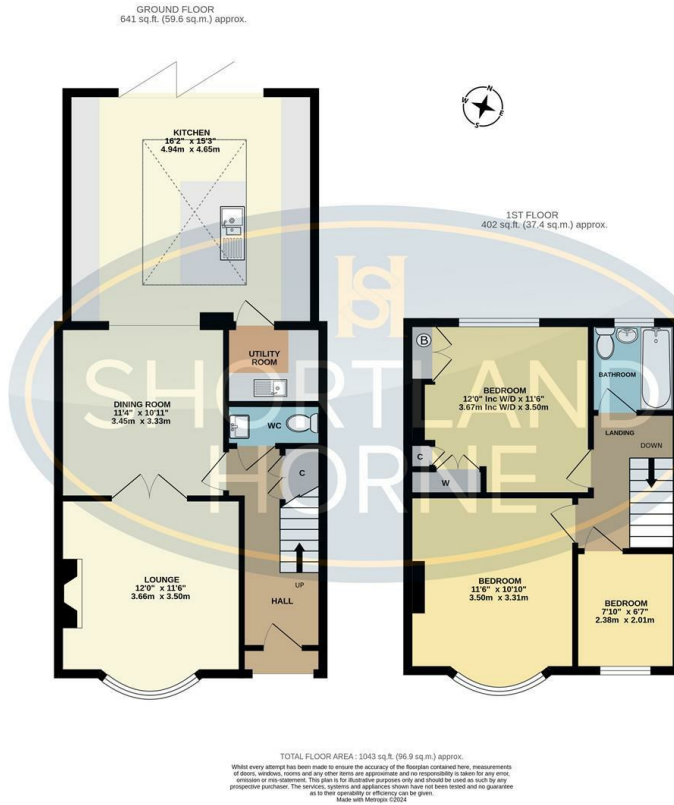
2.38 x 2.01

REFURBISHED
BATHROOM

BRICK PAVIOUR
FOREGARDEN

ENCLOSED REAR
GARDEN BACKING
ONTO STIVICHALL
PRIMA

Floor Plan



Total area: 1043.00 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

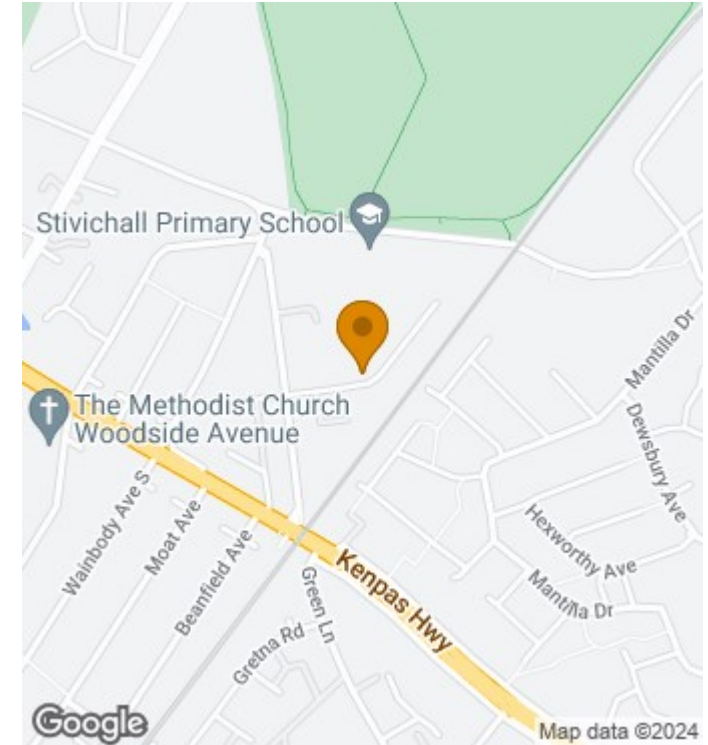
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

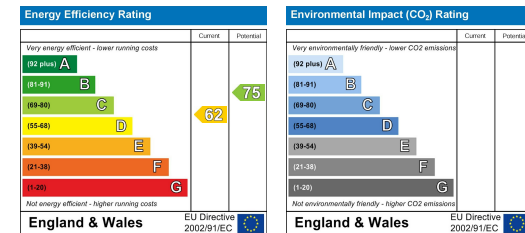
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



Trusted
Property Experts

02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

Shortland-Horne