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Gretna Road  
Green Lane CV3 6DP



# Gretna Road

CV3 6DP

\* TRADITIONAL STYLE POST WAR DOUBLE BAYED 3 BEDROOM TERRACE \*  
\* WITHIN WALKING DISTANCE OF FINHAM PRIMARY & SECONDARY SCHOOL \*  
\* GAS CH & PARTIAL DOUBLE GLAZED WINDOWS \* REAR CAR ACCESS  
\* CONCRETE GARAGE \* VACANT POSSESSION WITH NO UPWARD CHAIN

Located along Gretna Road in Green Lane Coventry, this traditional style double-bayed 3-bedroom mid-terrace house is a gem waiting to be discovered. Boasting 2 reception rooms, this property offers ample space for comfortable living and entertaining.

One of the standout features of this property is its excellent location near top-rated local schools, making it an ideal choice for families with children. This property has been occupied from new in 1955 and presents a fantastic opportunity for those looking to put their own stamp on a property, with great potential for renovation and personalisation however having gas central heating and partial double glazed windows.

With no chain involved, the process of making this house your home is made even smoother. Don't miss out on the chance to explore all that this property has to offer - viewing is highly recommended to fully appreciate the charm and potential of this lovely Coventry home.

*Custom text box*



selling quality  
property since 1995









*Custom text box*







## Dimensions

STORM PORCH  
ENTRANCE

LAWNED GARDENS

NO UPWARD CHAIN

ENTRANCE HALL

FRONT RECEPTION  
ROOM

4.32 x 3.57

REAR RECEPTION  
ROOM

4.10 x 3.36

KITCHEN

3.18 x 1.97

LANDING

BEDROOM ONE

4.36 x 3.26

BEDROOM TWO

4.10 x 3.80

BEDROOM THREE

2.84 x 2.18

BATHROOM

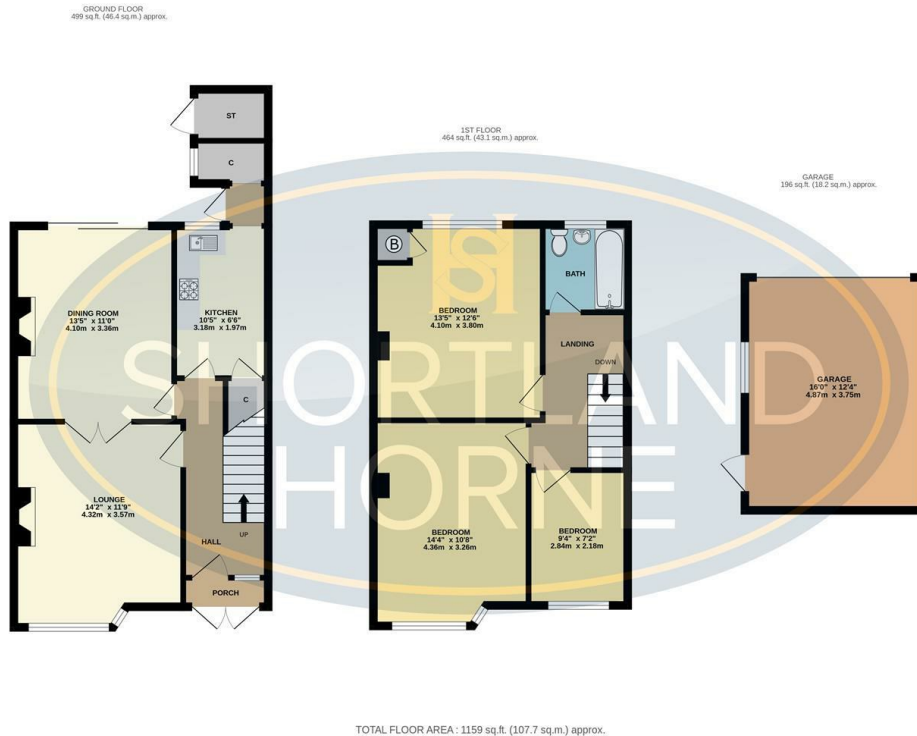
REAR CAR ACCESS  
TO CONCRETE  
GARAGE

4.87 x 3.75

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# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Total area: 1159.00 sq ft

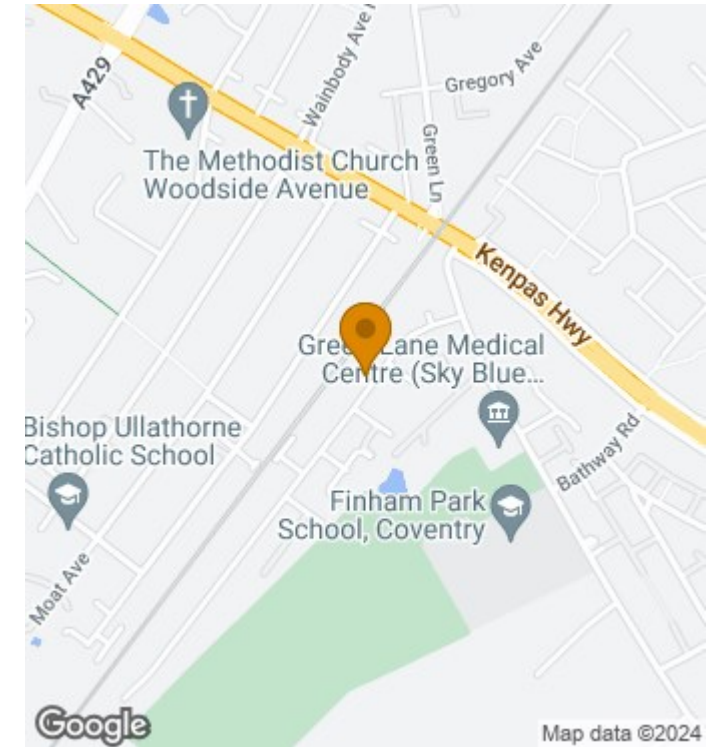
**Disclaimer**

**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

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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