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Gretna Road
Finham CV3 6DS

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A LOVELY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME SET ON A GENEROUS PLOT, WITHIN WALKING DISTANCE TO FINHAM PARK SCHOOL.

This beautiful family home is positioned in the sought after location of Gretna Road, Finham which is close to local schools, shops, A46, Jaguar Landrover and Coventry Golf Club.

The ground floor offers a porch, an entrance hallway with doors leading off to a spacious lounge/diner with a bay window overlooking the front garden, a modern fitted kitchen with space for a fridge/freezer, washing machine and a range master cooker. The ground floor has been cleverly extended to incorporate a further playroom/study and two garages.

On the first floor you will find a family bathroom, three double bedrooms with one of these double bedrooms featuring an ensuite shower room and a single bedroom completes the first floor.

Outside the garden is a wrap around, well established and private with parking behind gates with a shed for extra storage.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: Vendors need to find a property

Parking Arrangements: Driveway to the front of the property.

Garden Direction: South East

EPC Rating: C

Council Tax Band: D

Total Area: Approx. 1654.0 Sq. Ft



selling quality
property since 1995









Dimensions

GROUND FLOOR

Bathroom

Porch

OUTSIDE

Entrance Hallway

Garage

4.42m x 2.49m

Lounge/Dinner

7.57m x 4.09m

Kitchen

4.95m x 3.45m

Play/Study/Bedroom

Five

3.33m x 2.92m

Garage

5.41m x 3.53m

FIRST FLOOR

Bedroom

4.62m x 3.51m

En-Suite

Bedroom

3.84m x 3.81m

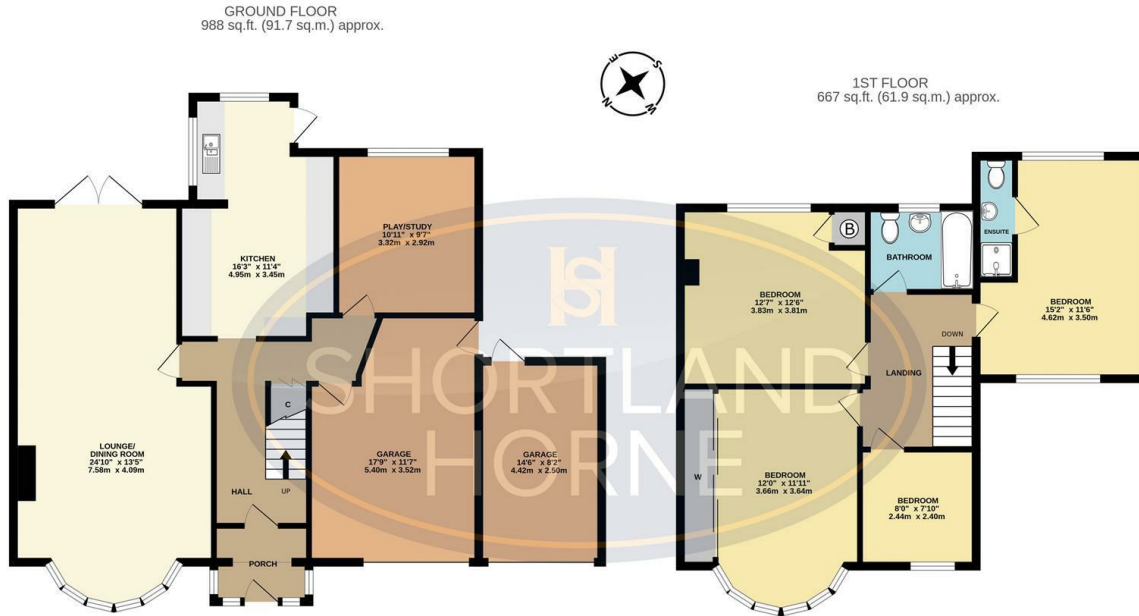
Bedroom

3.66m x 3.63m

Bedroom

2.44m x 2.39m

Floor Plan



TOTAL FLOOR AREA : 1654 sq.ft. (153.7 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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Total area: 1654.00 sq ft

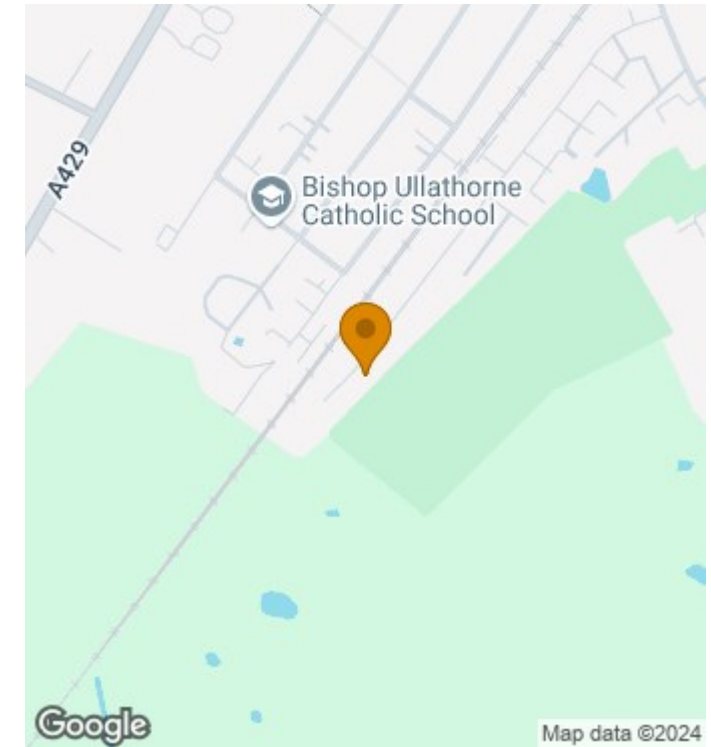
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Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens 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.
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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		
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		
[1-20] G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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