




SHORTLAND
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Gretna Road
Green Lane CV3 6DP

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* DOUBLE CIRCULAR STONE BAYED TERRACE * IN NEED OF TOTAL MODERNISATION & REFURBISHMENT * 3 BEDROOMS * DIRECT ACCESS CAR PARKING BAY & REAR CAR ACCESS TO CONCRETE GARAGE * NO UPWARD CHAIN

Welcome to this double circular bayed terraced property located along Gretna Road in the sought-after area of Green Lane, Coventry. The property is need of total modernisation and refurbishment presenting an exciting opportunity for the new owners to put their stamp on the house and create a home tailored to their tastes and preferences. Imagine the possibilities of designing a modern, stylish interior within this traditional setting. The property is virtually double glazed windows and gas central heating (we cannot confirm whether this is in working order).

The property incorporates two reception rooms with a small kitchen with the opportunity to incorporate open plan living downstairs with three bedrooms and bathroom to the first floor.

One of the standout features of this property is the direct access car parking bay, ensuring convenience for residents with vehicles. Additionally, the absence of an upward chain simplifies the buying process, making it easier for potential buyers to secure this property swiftly.

Don't miss out on the chance to transform this house into your dream home. Embrace the potential of this property and envision the possibilities that await you in this desirable location. Contact us today to arrange a viewing and take the first step towards making this house your own.



selling quality
property since 1995









Dimensions

ENTRANCE HALL

LOUNGE

3.45 x 3.44

DINING ROOM

3.68 x 3.32

KITCHEN

3.67 x 2.36

LANDING

BEDROOM ONE

3.50 x 3.05

BEDROOM TWO

3.48 x 3.05

BEDROOM THREE

2.60 x 2.13

BATHROOM

DIRECT ACCESS CAR
PARKING BAY

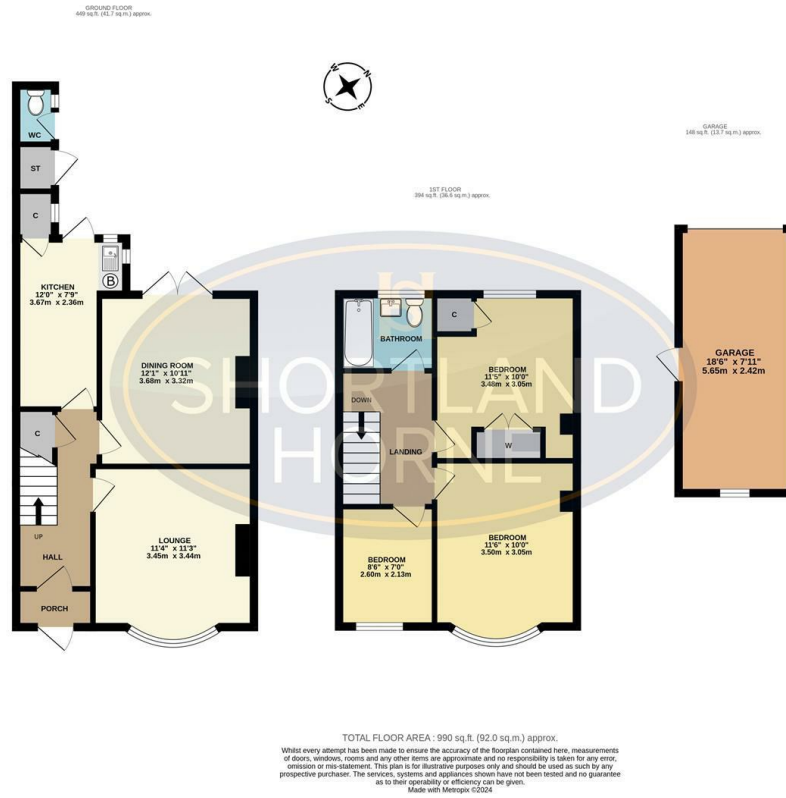
NO UPWARD CHAIN

REAR CAR ACCESS
TO CONCRETE
GARAGE

5.65 x 2.42



Floor Plan



Total area: 990.00 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

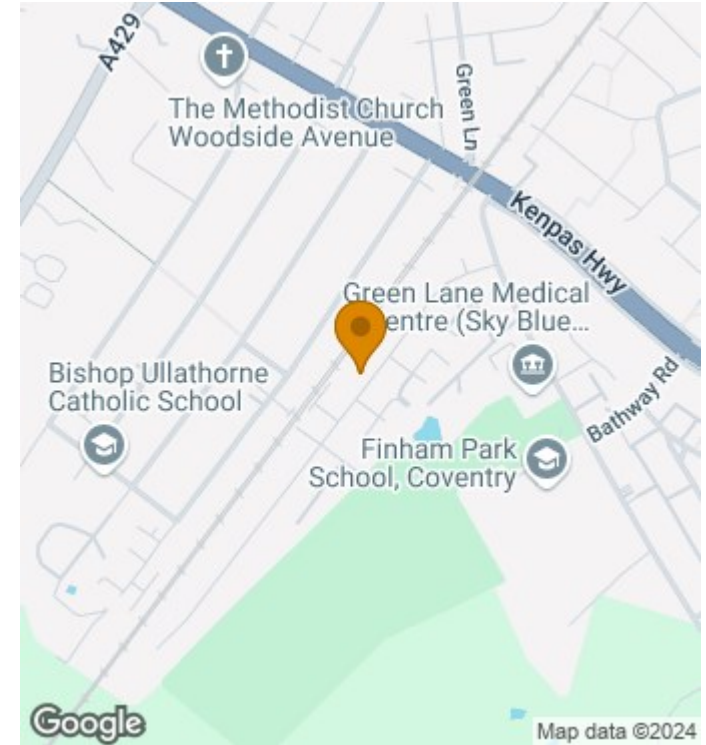
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

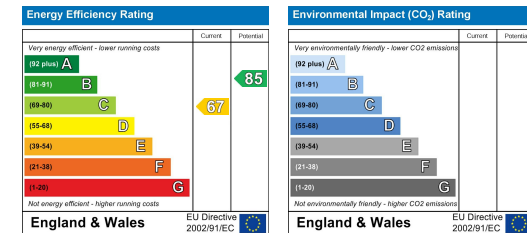
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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