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Green Lane  
CV3 6EL



# Green Lane CV3 6EL

**\*\*NO CHAIN\*\* LEGAL PACK PREPARED \*\* READY TO MOVE IN\*\***

An extremely well presented six bedroom detached family home built in 2017, is situated in the highly popular residential location of Green Lane, Finham just off the St Martins Road. The property must be viewed to appreciate the light, living space and quality fittings it has to offer. The house is within the Finham Park School Catchment, easy reach of Coventry City Centre, Leamington, Kenilworth, Stoneleigh, local shops and amenities.

This well designed property offers ideal living space for a family and it's location is set back off Green lane providing great space for parking. This exquisite one of a kind residence offers a good size entrance hallway with doors leading off to a study/snug and a W/C. One of the main features to this wonderful residence is at the rear where you will find a completely open plan living, kitchen diner (which can be separated by a bi fold doors should you desire) the kitchen is fitted with integrated appliances to include side by side ovens, dishwasher, fridge, freezer and a wine cooler as well as well as newly fitted breakfast island. The living area is really spacious and opens out to the patio via bi-fold doors. There is also a very useful utility area providing the plumbing for a washing machine & tumble dryer.

On the first floor you find four double bedrooms with the main principle bedroom featuring an en-suite shower room and a family bathroom completes the first floor.

The second floor boasts a further two double bedrooms and a shower room.

Outside you have a wonderful front garden with parking for several cars and access to a garage. The rear west facing garden is fully enclosed mainly laid to lawn with newly planted trees and a paved patio area ideal for outside entertaining. The owner has also built a bespoke garden room, fully insulated with light and power and has access to a shower room.

selling quality  
property since 1995













## Dimensions

### GROUND FLOOR

#### Study/Snug

3.05m x 2.77m

#### Kitchen/Dining Room

5.18m x 4.06m

#### Lounge

5.59m x 4.09m

#### Utility Room

#### W/C

#### Garage

5.23m x 2.95m

### FIRST FLOOR

#### Bedroom

4.34m x 4.06m

#### En-Suite

#### Bedroom

4.30 x 3.38

#### Bedroom

3.26 x 3.15

#### Bedroom

3.15m x 3.05m

### Bathroom

### SECOND FLOOR

#### Bedroom

4.17 x 3.60

#### Bedroom

4.21 x 2.50

#### Shower Room



Floor Plan



Total area: 2160.00 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.

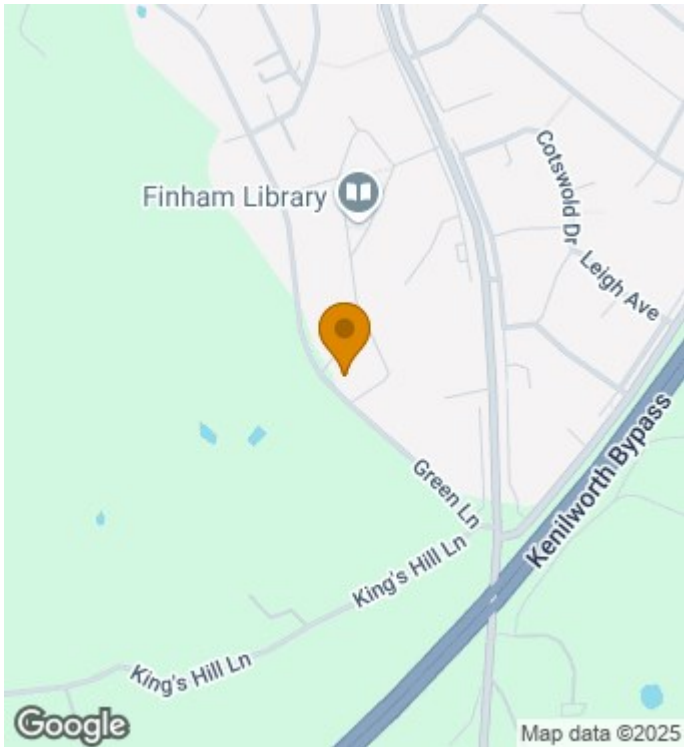
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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

