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Gretna Road
Green Lane CV3 6DS

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Welcome to this charming 4 / 5 bedroom semi-detached house located on Gretna Road in the desirable area of Green Lane to the south of the city. This property boasts a spacious layout with 4 bedrooms and 2 bathrooms and potential subject to planning permission to convert the hobbies/ loft room into a fifth bedroom! to create an ideal home for a growing family. The property has gas central heating with underfloor heating to the ground floor and double glazed windows and within walking distance of Finham Primary/ Junior school and Finham Park Secondary school catchment.

As you step inside, you'll be greeted by an extended double circular bayed design that adds character to the property. The highlight of this home is the extended open plan living dining/kitchen room with integrated appliances with central island and open living dining area having bifold doors opening out to the rear garden perfect for entertaining guests or enjoying quality time with your loved ones.

The 4 bedrooms offer ample space for relaxation, with the master bedroom featuring an ensuite for added convenience and the family bathroom has been refurbished with oval bath and separate shower cubicle. Additionally, the ground floor study/bedroom provides flexibility for those who work from home or need an extra living space.

One of the standout features of this property is its prime location, backing onto the picturesque Finham Park Secondary School fields with Stoneleigh beyond. Imagine waking up to the serene views and enjoying the tranquillity of the surroundings.

Don't miss out on the opportunity to make this house your home. Whether you're looking for a place to raise a family or simply want to enjoy the peaceful surroundings, this semi-detached gem offers the perfect blend of comfort and convenience. Contact us today to arrange a viewing and take the first step towards owning your dream home in Coventry.

selling quality
property since 1995





Finham Park School





Dimensions

STORM PORCH ENTRANCE	BEDROOM THREE 3.22 x 1.96
ENTRANCE HALL	BEDROOM FOUR 2.16 x 1.91
BAY WINDOWED LOUNGE 4.33 x 3.56	REFURBISHED BATHROOM WITH SHOWER CUBICLE
EXTENDED OPEN PLAN LIVING DINING KITCHEN 5.94 x 5.00	HOBBIES/ LOFT ROOM 3.71 x 3.33
CLOAKROOM	DIRECT ACCESS TO ATTACHED GARAGE
UTILITY ROOM 2.27 x 2.00	FRONT & ENCLOSED REAR GARDEN
STUDY/ BEDROOM 2.85 x 2.16	OPEN ASPECT TO REAR ACROSS SCHOOL FIELDS
LANDING	VIEWING HIGHLY RECOMMENDED
BEDROOM ONE 3.78 x 3.06	
ENSUITE SHOWER ROOM	
BEDROOM TWO 3.63 x 2.73	

Floor Plan



Total area: 1522.00 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

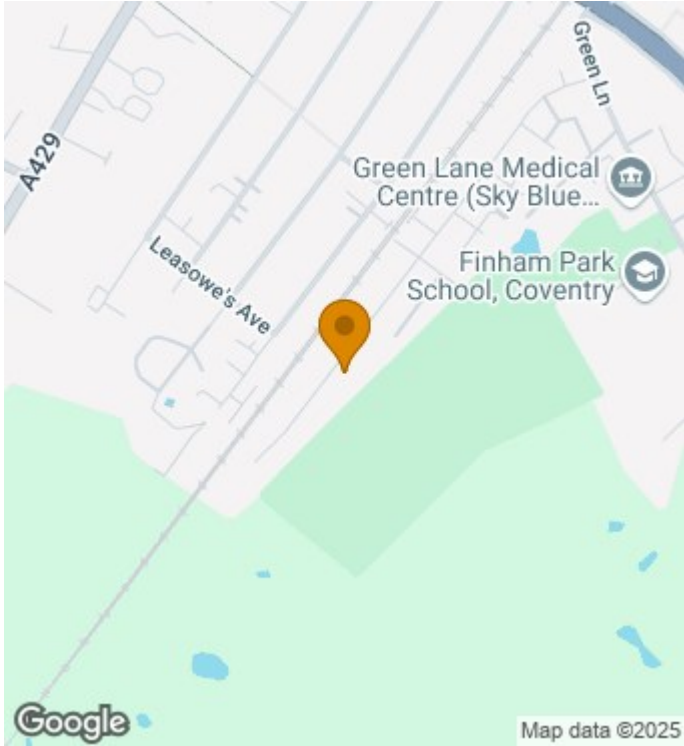
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

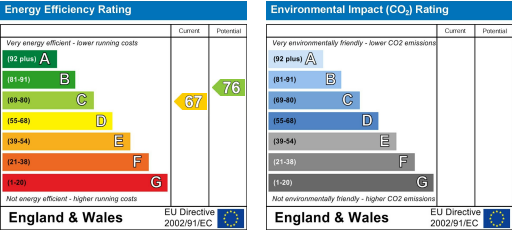
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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