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**Cotswold Drive
Coventry CV3 6EZ**

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Nestled in the desirable area of Finham, Cotswold Drive presents a splendid opportunity to acquire a beautifully extended four-bedroom detached family home. This property is ideally situated within walking distance of local shops and amenities, making it a convenient choice for families. Furthermore, it falls within the catchment area of the highly regarded Finham Park School, which boasts an outstanding rating from Ofsted.

As you approach the residence, you will be greeted by a block-paved driveway that offers ample off-road parking, complemented by direct access to a garage featuring an up-and-over door. Upon entering through the front door, you are welcomed into a spacious entrance hall with the ground floor comprising of a lounge, a fully fitted kitchen with space for appliances, a utility room and a W/C. The main feature to this lovely property is very spacious family dining room with windows overlooking the rear garden.

On the first floor you will find four bedrooms with one of the bedrooms featuring en-suite facilities and a family shower room completes the property.

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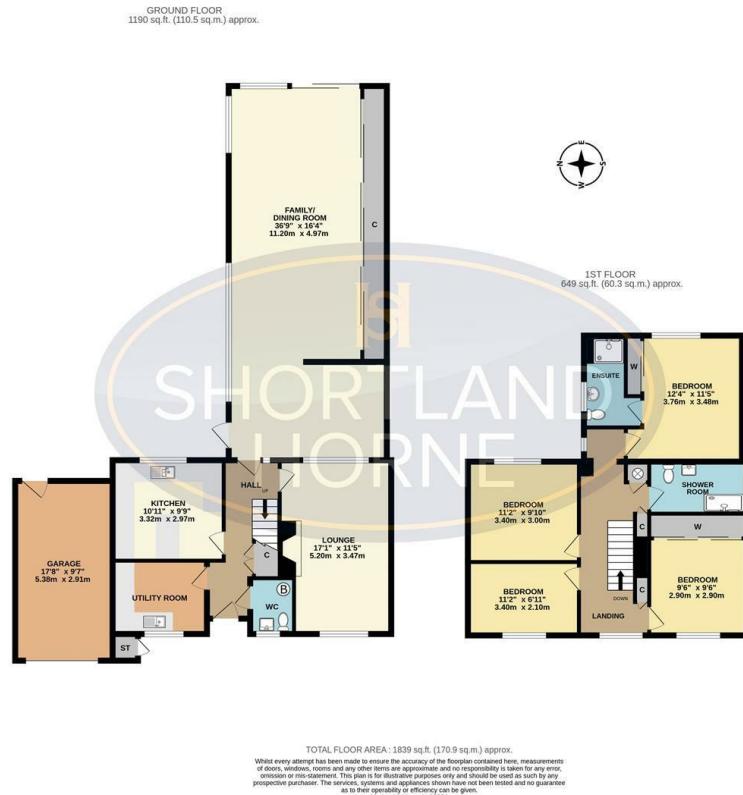




Dimensions

GROUND FLOOR	Shower Room
Entrance Hallway	OUTSIDE
Lounge	Garage
5.21m x 3.48m	5.38m x 2.92m
Family Dining Room	
11.20m x 4.98m	
Kitchen	
3.33m x 2.97m	
Utility Room	
W/C	
FIRST FLOOR	
Bedroom	
3.76m x 3.48m	
En-Suite	
Bedroom	
2.90m x 2.90m	
Bedroom	
3.40m x 3.00m	
Bedroom	
3.40m x 2.11m	
Bedroom	
3.40m x 2.11m	

Floor Plan



Total area: 1839.00 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

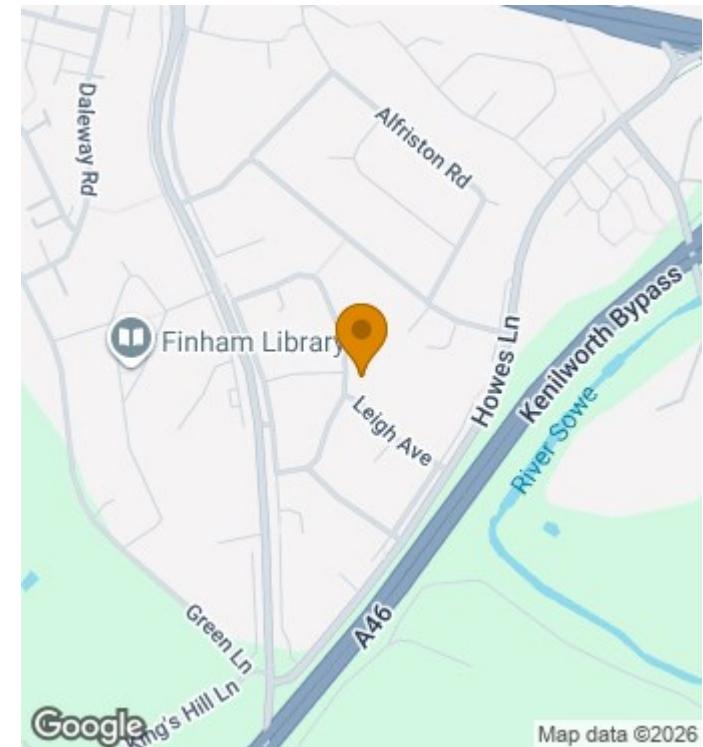
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

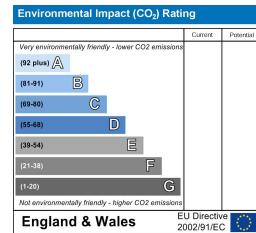
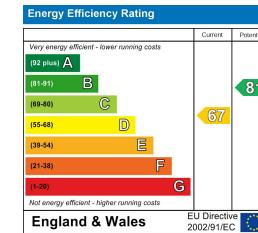
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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