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Gregory Avenue
Styvechale CV3 6DJ

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* VASTLY IMPROVED * EXTENDED DOUBLE STONE BAYED END TERRACE * PLEASANT SOUGHT AFTER CUL DE SAC SETTING * EXTENDED FITTED KITCHEN & REFURBISHED FAMILY BATHROOM * 3 BEDROOMS * DIRECT ACCESS CAR PARKING & REAR ACCESS GARAGE * BACKING ONTO STIVICHALL PRIMARY SCHOOL GROUNDS

Nestled along Gregory Avenue in Coventry, this delightful double stone bayed end of terraced property to add character and curb appeal which has been vastly improved and extended representing well planned accommodation.

Upon entering, you are welcomed into a spacious bay windowed lounge with separate open-plan dining area that seamlessly flows into a refitted kitchen in mid 2023 finished in black ash with split level hob, oven, microwave as well as dishwasher & tumble dryer., complete with built-in appliances. This modern layout is perfect for entertaining guests or enjoying family meals, creating a warm and inviting atmosphere with Utility / Cloakroom.

The home features three well-proportioned bedrooms one with built in wardrobes providing ample space for relaxation and personalisation. Each room is filled with natural light, enhancing the overall sense of comfort. The refurbished bathroom is a standout feature, fully tiled and equipped with a shower, offering a stylish and functional space for your daily routines.

One of the unique advantages of this property is its location, backing onto the grounds of Stivichall School. This proximity not only provides a peaceful view but also makes it an ideal choice for families with children, ensuring easy access to quality education.

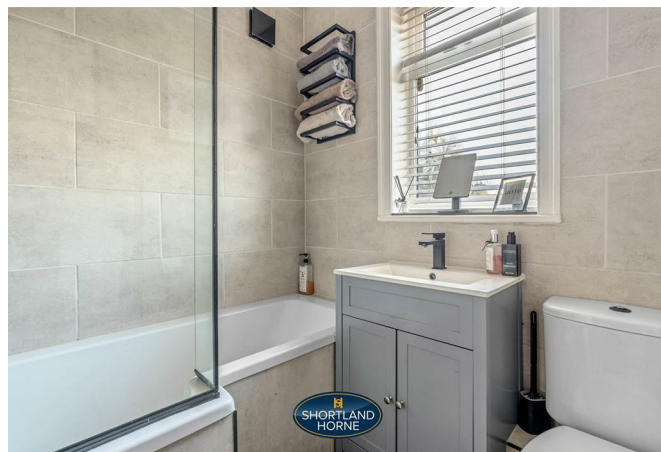
In summary, this family home along Gregory Avenue is a perfect blend of modern living and traditional charm. With its spacious reception rooms, contemporary kitchen, and convenient location, it is a wonderful place to call home as well as within easy walking distance to the war Memorial Park. Don't miss the chance to view this exceptional property.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

BAY WINDOWED
LOUNGE

3.67 x 3.43

DINING ROOM

3.72 x 3.38

OPEN PLAN

REFITTED KITCHEN

5.81 x 2.00

UTILITY/
CLOAKROOM

LANDING

BEDROOM ONE

3.46 x 3.18

BEDROOM TWO

3.60 x 3.35

BEDROOM THREE

2.51 x 2.18

REFURBISHED FULLY
TILED BATHROOM

DIRECT ACCESS CAR
PARKING

REAR CAR ACCESS
TO DETACHED
CONCRETE BLOCK
GARAGE

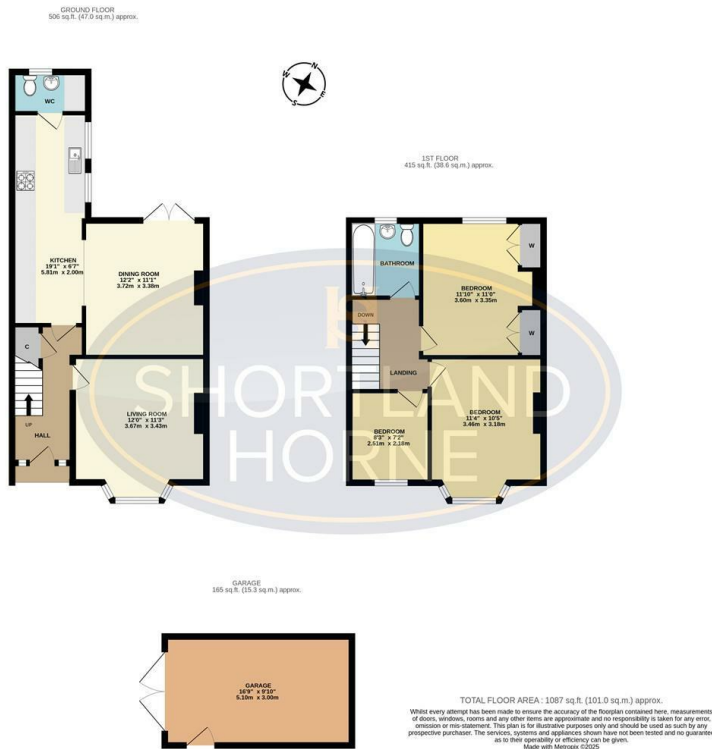
5.10 x 3.00

FRONT & FULLY
FENCED LANDSCAPED
REAR GARDEN

PLEASANT ASPECT
BACKING ONTO
SCHOOL GROUNDS

VIEWING HIGHLY
RECOMMENDED

Floor Plan



Total area: 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

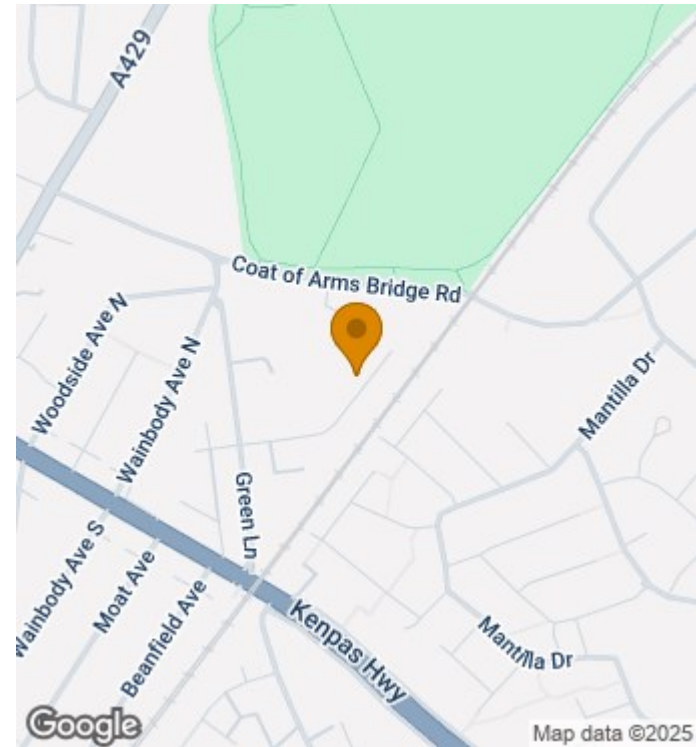
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

