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Green Lane
CV3 6EL

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Nestled in the sought-after area of Green Lane, Coventry, this exceptional seven-bedroom detached family home, built in the 1960s, offers a remarkable blend of space, comfort, and modern living. Spanning an impressive 3,306 square feet, this property is a true gem that must be viewed to fully appreciate its light-filled interiors and high-quality finishes.

The residence is conveniently located within the Finham Park School catchment area and is just a short distance from Coventry City Centre, as well as the charming towns of Leamington, Kenilworth, and Stoneleigh. The property is set back from Green Lane, providing ample parking space for several vehicles.

Upon entering, you are greeted by a welcoming storm porch and a spacious entrance hallway. The ground floor features a delightful sitting room with a feature gas fireplace, a generous breakfast kitchen equipped with a range master cooker, an American fridge/freezer, and a dishwasher. The dining room and a study, which seamlessly flows into a conservatory overlooking the beautifully maintained rear garden, complete the ground floor. Additionally, there is a utility room, a shower room, and access to the garage.

The first floor hosts six well-proportioned bedrooms, including five doubles, with one benefiting from built-in wardrobes and another featuring an en-suite shower room. A family bathroom and a shower room provide ample facilities for the household. The second floor offers a further double bedroom with convenient access to a W/C.

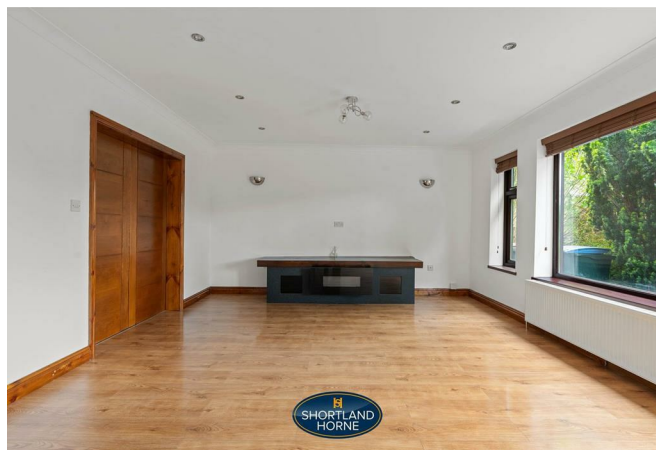
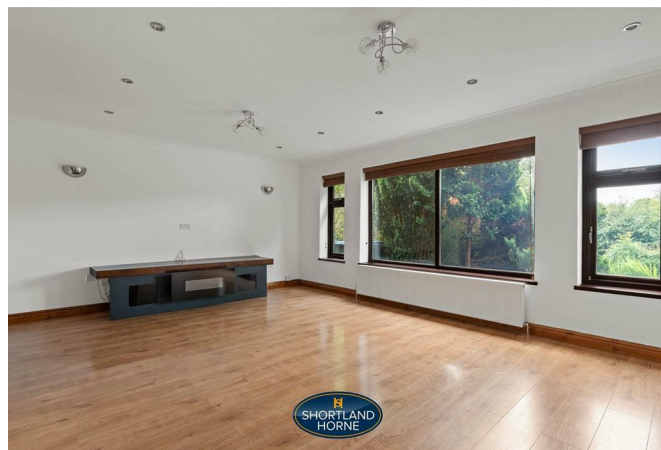
Outside, the property boasts a charming front garden and a west-facing rear garden that is fully enclosed, primarily laid to lawn, and adorned with newly planted trees. A paved patio area provides an ideal setting for outdoor entertaining. Furthermore, a bespoke garden room, fully insulated and equipped with light and power.

selling quality
property since 1995





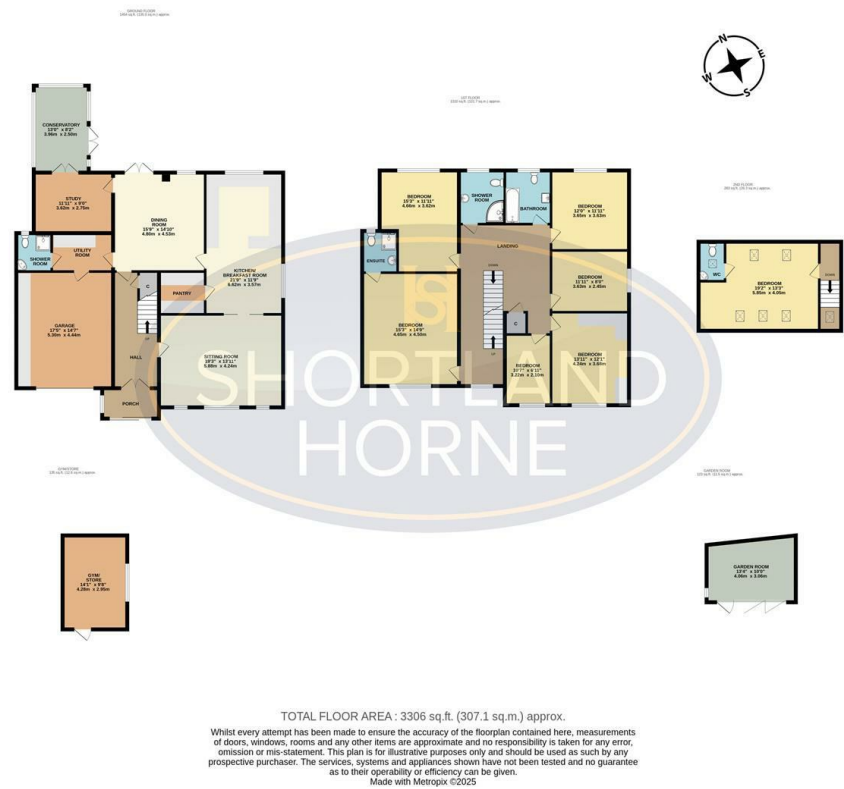




Dimensions

GROUND FLOOR	Bedroom Three
Porch	4.24m x 3.68m
Entrance Hallway	Bedroom Four
Sitting Room	3.66m x 4.24m
Kitchen/Breakfast Room	Bedroom Five
Pantry	3.63m x 2.44m
Dining Room	Bedroom Six
Study	3.23m x 2.11m
Conservatory	SECOND FLOOR
3.96m x 2.49m	Bedroom Seven
Utility Room	5.84m x 4.04m
Shower Room	OUTSIDE
Garage	Garden Room
5.31m x 4.45m	4.06m x 3.05m
FIRST FLOOR	Gym/Store
Bedroom One	4.29m x 2.95m
4.60m x 4.50m	
En-Suite	
Bedroom Two	
4.65m x 3.63m	

Floor Plan



Total area: 3306.00 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

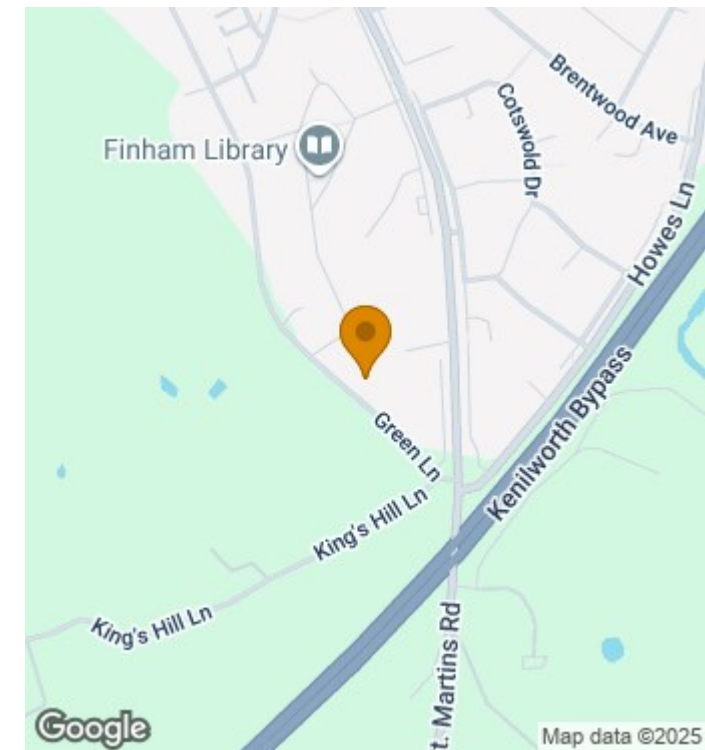
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

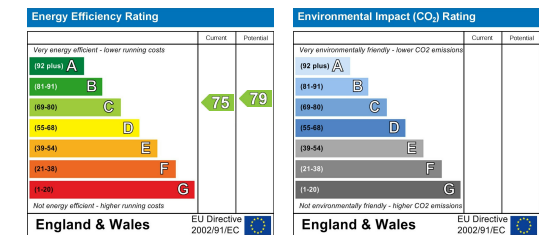
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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