



Trusted  
Property Experts



Howes Lane  
CV3 6PJ



# Howes Lane

## CV3 6PJ

Nestled in the charming area of Finham, Coventry, this delightful detached house on Howes Lane offers a perfect blend of space, comfort, and modern living. Spanning an impressive 1,645 square feet, this well-proportioned family home has been thoughtfully improved and extended, making it an ideal choice for those seeking a welcoming environment.

Upon entering, you are greeted by a spacious hallway that leads to two inviting reception rooms. The dramatic sitting room, measuring over thirty feet in length, provides an excellent space for relaxation and entertaining. The heart of the home is undoubtedly the stylishly refitted kitchen, which boasts ample storage, a breakfast bar, and a generous family area, perfect for gatherings. Practical features such as a utility room and cloakroom enhance the functionality of the space, while a large double storage cupboard offers additional convenience.

The first floor comprises four well-sized double bedrooms, each thoughtfully designed with fitted storage solutions to maximise space. The family bathroom is both spacious and attractively fitted, with the potential for an en-suite should the need arise, particularly for the large second bedroom.

Outside, the property is set within beautifully manicured gardens that provide a serene retreat. The private rear garden features inviting sitting areas, patios, and a lovely lawn, all surrounded by mature planting that ensures privacy. With no neighbours opposite, residents can enjoy a peaceful leafy outlook, making this home a tranquil haven for families and couples alike.

Completing this impressive property is a generous driveway accommodating at least four vehicles, along with an integral garage. This home truly embodies the essence of family living in a desirable location, offering both comfort and convenience.

Situated within a quiet and leafy private slip road off Howes Lane, conveniently positioned between Grange Avenue and Leigh Avenue this charming home enjoys a highly desirable setting with easy access to local amenities, reputable schools, and the A45.

Located in Finham, a sought-after suburb to the south of Coventry, the area is renowned for its excellent schooling options and has long been popular with both families and professionals.

Howes Lane itself is a prestigious address, characterized by spacious detached homes, mature gardens, and picturesque surroundings—offering both tranquility and a strong sense of community.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge/Dining Room

9.75m x 3.81m

Kitchen

4.88m x 3.18m

Dining Room

4.24m x 2.59m

Utility Room

W/C

### FIRST FLOOR

Bedroom One

7.01m x 2.74m

Bedroom Two

4.50m x 3.33m

Bedroom Three

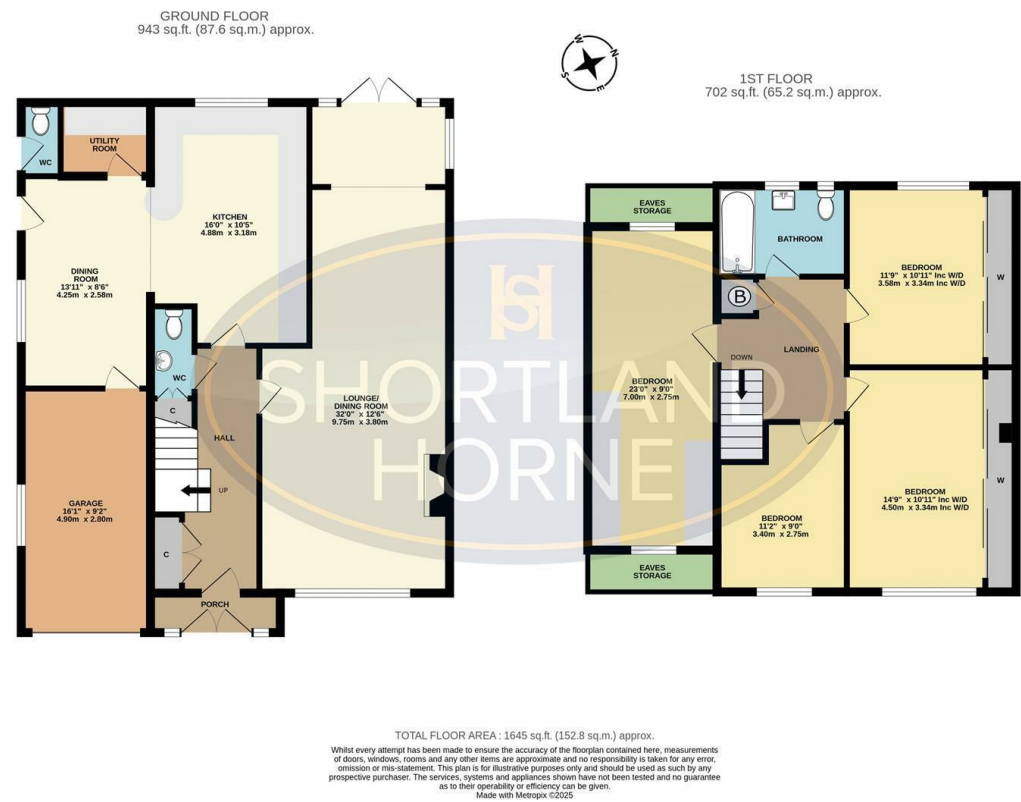
3.58m x 3.33m

Bedroom Four

3.40m x 2.74m

Bathroom

Floor Plan



Total area: 1645.00 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

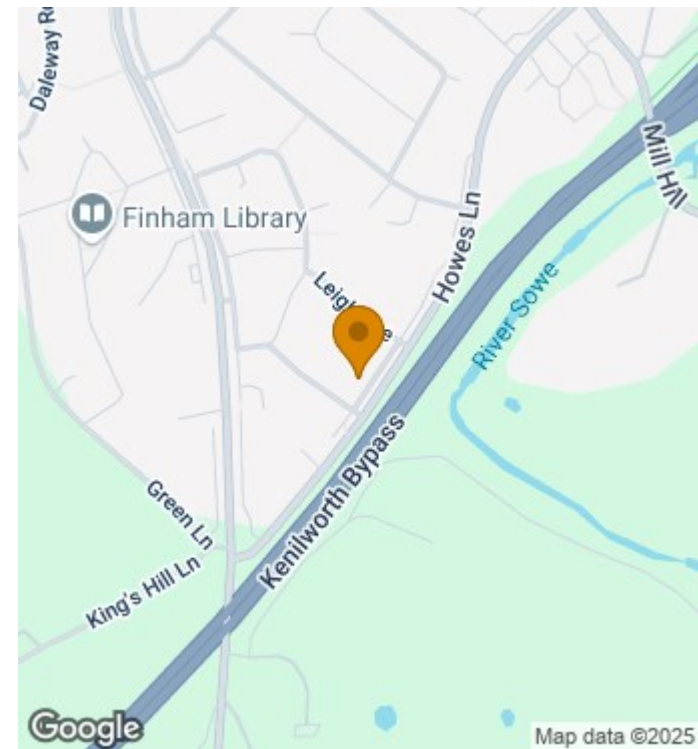
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

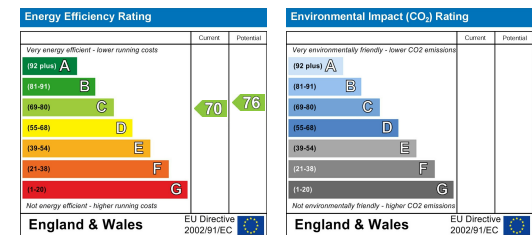
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne

Trusted  
Property Experts