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Gregory Avenue  
CV3 6DJ

# Gregory Avenue

## CV3 6DJ

Welcome to Gregory Avenue, a charming mid-terrace house located in the desirable area of Finham, Coventry. This beautifully presented three-bedroom home is ideal for families, being within walking distance of highly regarded schools such as Stivichall Grange and Grange Farm, and falls within the catchment area for the esteemed Finham Park School.

Conveniently situated, the property offers excellent transport links, with the A45 and A46 just moments away, providing easy access to Coventry City Centre and beyond. For those who prefer rail travel, Coventry Train Station is nearby, ensuring swift connections to London and other major cities.

Upon entering, you are welcomed by a spacious entrance hall, perfect for storing coats and shoes. The generous lounge is inviting and flows seamlessly into the dining area, enhanced by French doors that open onto a lovely patio, ideal for enjoying al fresco dining during the warmer months. The extended kitchen is a true highlight, offering ample space for a breakfast table and an American-style fridge freezer. A practical utility area and a ground-floor shower room add to the home's functionality.

Upstairs, you will discover two large double bedrooms, with the rear bedroom benefiting from extra space due to the removal of the chimney breast, while the front bedroom is fitted with wardrobes for added convenience. The third bedroom is a larger-than-average single, perfect for a child or as a study. Completing the first floor is a modern, fully tiled shower room.

One of the standout features of this property is the private and enclosed rear garden, which includes a patio area and a brick-built office equipped with electricity, offering potential for additional living space or a home office. Furthermore, the owner has indicated that Severn Trent is laying pipes to the rear, which may allow for the conversion of the two large storage rooms into a shower room or kitchenette, subject to planning and regulations.







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## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Living Room

3.40m x 3.33m

Dining Room

3.51m x 3.33m

Kitchen

5.41m x 2.03m

Shower Room

### FIRST FLOOR

Bedroom One

3.48m x 3.48m

Bedroom Two

3.40m x 2.26m

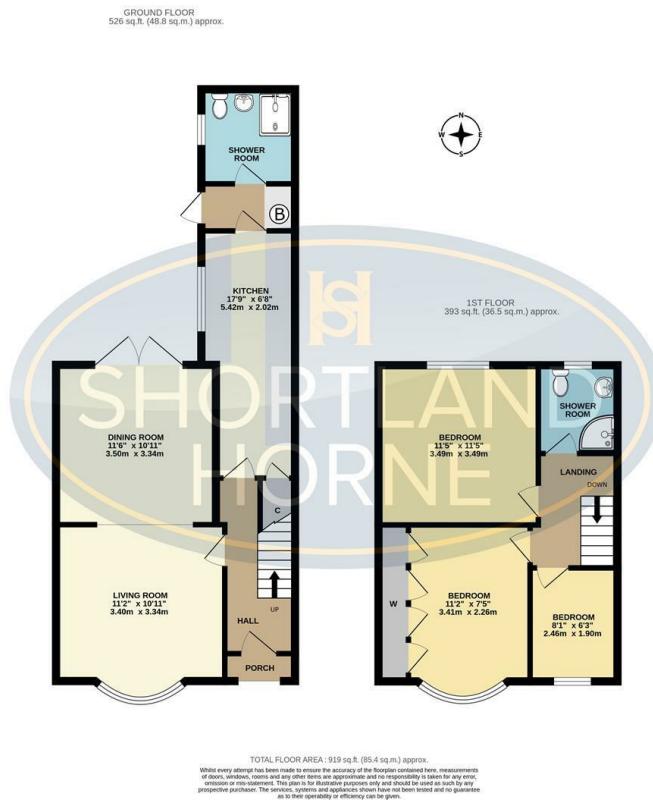
Bedroom Three

2.46m x 1.91m

Shower Room



## 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

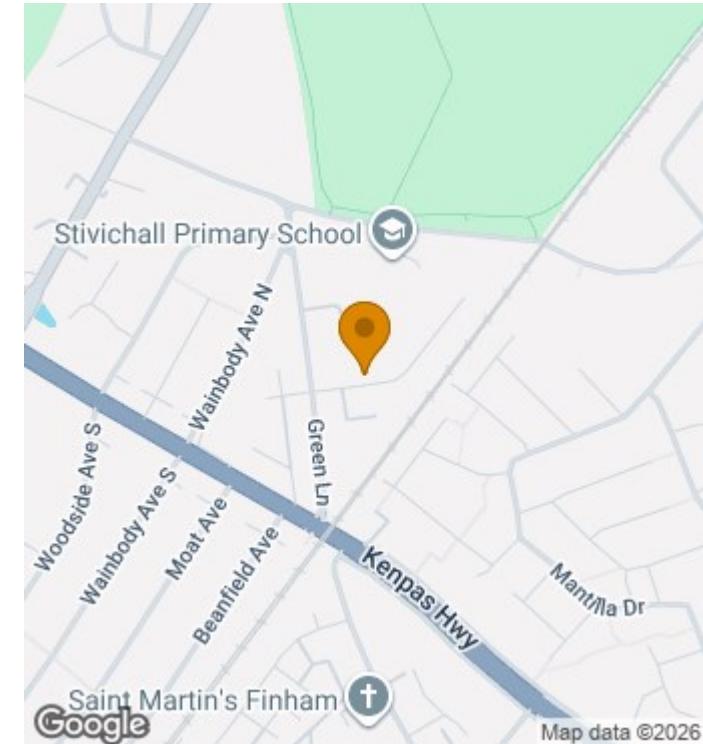
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

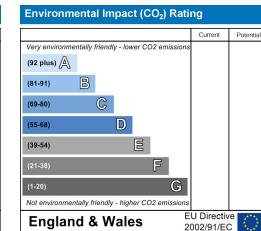
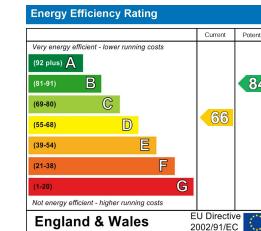
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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