



**4 Bedroom House - Detached**  
**located on Gretna Road, Coventry**  
**Offers Over £550,000**

**UP Estates**



**\*\* Rare, Detached Family Residence On Gretna Road - Spacious & Private South East Facing Garden - Two Large Garages & Multi-Car Driveway - Four Bedrooms, Two Bathrooms, Two Reception Rooms \*\*** This is a rare opportunity to purchase a spacious, detached four bedroom family residence on the well regarded Gretna Road, Finham. This property has so much to offer and viewing is essential to appreciate the features this home has to offer! Very briefly comprising; multi-car driveway leading to two large garage/workshops, porch, entrance hall, sizable family lounge diner, kitchen breakfast room, playroom/office, followed by the large private garden with gated access to the side and rear aspect, all to the ground floor. On the first floor off of the landing is the family bathroom, plus four well proportioned bedrooms, bedroom one boasting ensuite shower room with dual aspect windows. Call now to secure a viewing!

## LOCATION

Gretna Road sits within the heart of the sought after Finham area, on the South side of the City. The property is situated within easy walking distance of Finham Park School and has excellent travel links via the nearby A45 dual carriageway linking the motorway network. This specific family home backs onto Finham Park Secondary School fields, allowing open green picturesque views to the rear.

Gretna Road is also located close to Stivichall Infant and Primary school as well as Bishop Ullathorne RC school.

There are a number of other local amenities including shops, pubs/eateries, a convenience store, Finham & Hearsall Golf Clubs and the War Memorial Park. The University of Warwick and Jaguar Landrover in Whitley are also a short commute away by car or public transport.

Finham is situated on the aspirational south side of Coventry and commands a healthy property market where prices have risen in recent years, providing good investment prospects for potential buyers.

## IMPORTANT NOTE TO PURCHASERS



## Offers Over £550,000

- IMPRESSIVE, DETACHED FOUR BEDROOM FAMILY HOME
- TWO BATHROOMS, TWO RECEPTION ROOMS
- TWO LARGE GARAGE/WORKSHOPS & MULTI-CAR DRIVEWAY
- SIZABLE PLOT WITH GATED SIDE ACCESS
- HIGHLY SOUGHT AFTER LOCATION
- STUNNING FINHAM PARK PLAYING FIELD VIEWS



Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

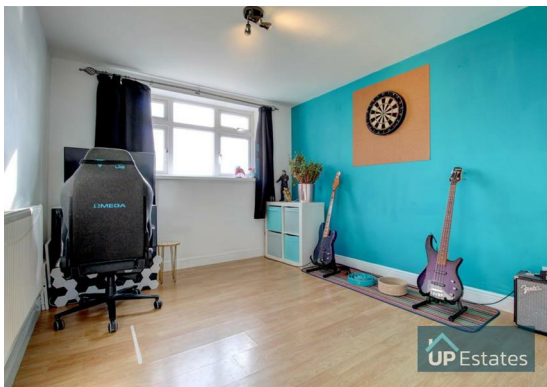


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Gretna Road, Coventry





Total Area: 167.8 m<sup>2</sup> ... 1806 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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