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Grendon Close

CV4 9GG

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Nestled in the tranquil Grendon Close, Coventry, this semi-detached house presents an exceptional opportunity for families seeking a spacious and beautifully presented home. Set within a popular cul-de-sac, the property is conveniently located near local shops, Tile Hill Train Station, and the picturesque open countryside, making it an ideal choice for those who appreciate both convenience and nature.

Upon entering, you are welcomed into a generous entrance porch that leads to a stylish kitchen/diner, the heart of the home. This well-appointed space boasts ample storage and integrated appliances, perfect for family gatherings and entertaining. The living room flows seamlessly into the dining area, offering delightful views of the secluded garden, which features two patio areas and a well-maintained lawn, ideal for outdoor relaxation.

The ground floor also includes a convenient downstairs shower room and a garage, enhancing the practicality of this family home. Upstairs, the extension has created an additional bedroom complete with an en-suite shower room, alongside three more spacious bedrooms and a modern family bathroom, ensuring ample accommodation for all family members.

The property is sold with the added benefit of no upward chain, allowing for a smooth transition into your new home. With its generous plot and thoughtful layout, this extended family residence is a rare find in a desirable location. Don't miss the chance to make this charming house your new home.

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Dimensions

Entrance Porch

Lounge
5.69m x 5.28m

Kitchen/Dining Room
5.82m x 3.36m

Dining Room
3.60m x 2.47m

Shower Room

Garage

FIRST FLOOR

Bedroom One
5.82m x 3.36m

En-Suite

Bedroom Two
3.36m x 2.91m

Bedroom Three
3.09m x 2.87m

Dressing Room

Loft Room
4.62m x 2.86m

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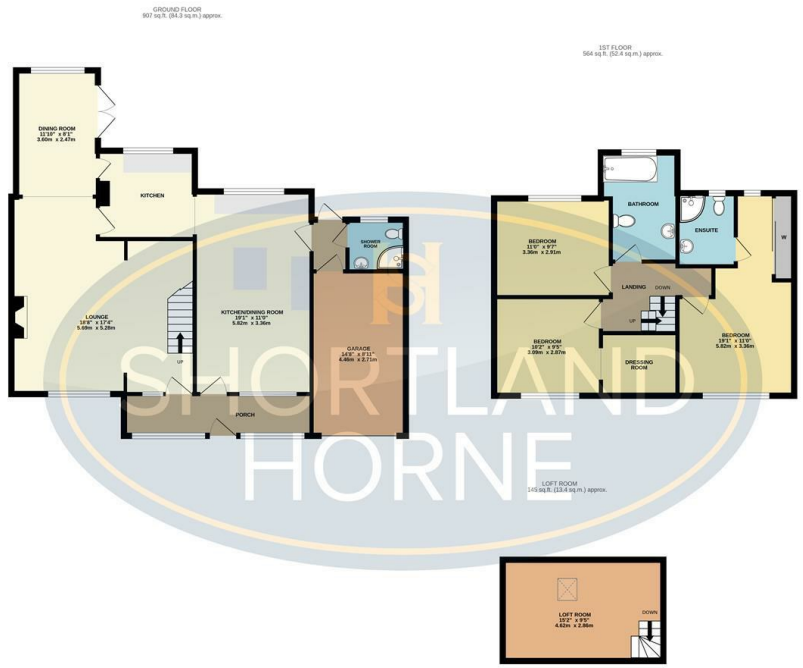
Floor Plan



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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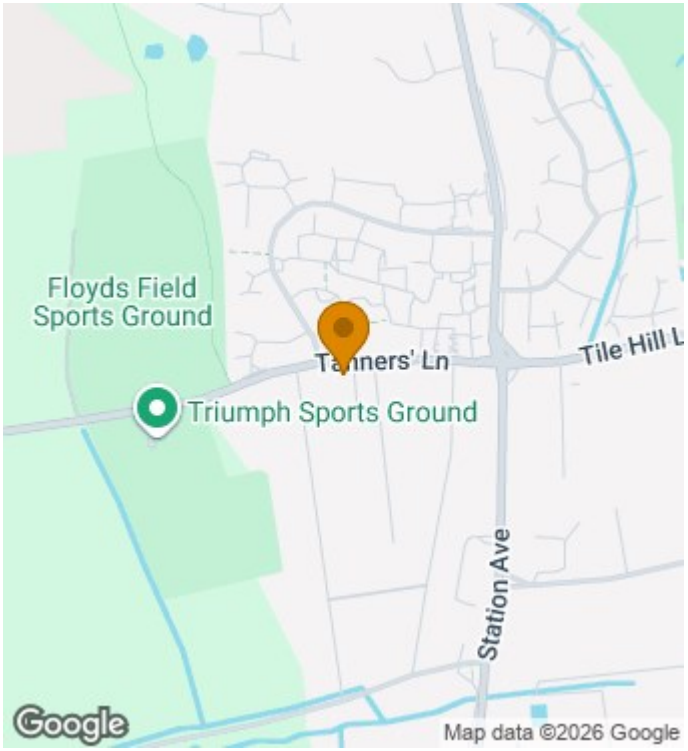
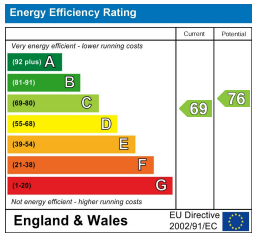
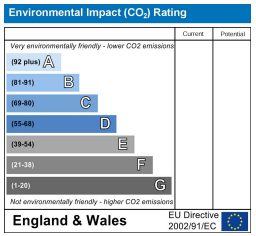
Total area: 1616.00 sq ft

Location Map



EPC





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 ccordance 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.

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