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Property Experts



Moreall Meadows
Gibbet Hill CV4 7HL

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EXECUTIVE DETACHED FAMILY HOME | WALKING DISTANCE TO THE
UNIVERSITY OF WARWICK | NO CHAIN

Situated in the highly regarded Gibbet Hill area of Coventry, within Moreall Meadows, this impressive executive detached family home offers spacious and versatile accommodation in a sought-after location. Offered for sale with no onward chain, the property is ideally suited to families, professionals and those seeking convenient access to the University of Warwick.

The property boasts four generously sized bedrooms, three well-appointed bathrooms and two reception rooms, providing ample space for both family life and entertaining. The well-proportioned accommodation offers flexibility to suit a variety of lifestyles, combining everyday practicality with comfortable modern living.

Externally, the property continues to impress. To the front, a generous garden features well-maintained lawns and attractive planting, creating an appealing first impression. The driveway provides parking for up to two vehicles, alongside access to the garage. To the rear, a substantial, fully enclosed garden features a lawn and patio area, offering an ideal setting for outdoor dining, entertaining and family relaxation.

One of the property's key attractions is its convenient location within walking distance of the University of Warwick, making it an excellent choice for university staff, professionals and families. Cannon Park Shopping Centre is also nearby, providing a range of shops, supermarkets and everyday amenities.

For commuters and those wishing to explore the surrounding area, the property benefits from convenient road links to Coventry city centre via the attractive, tree-lined Kenilworth Road. The historic town of Kenilworth, together with Royal Leamington Spa and Warwick, is also within easy reach, offering an excellent selection of shops, restaurants, leisure facilities and local attractions.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.78m x 3.58m

Dining Room

2.97m x 2.90m

Kitchen

4.85m x 2.64m

W/C

Garage

3.86m x 2.49m

FIRST FLOOR

Bedroom One

4.80m x 2.51m

Bedroom Two

3.76m x 3.66m

Bedroom Three

4.01m x 2.64m

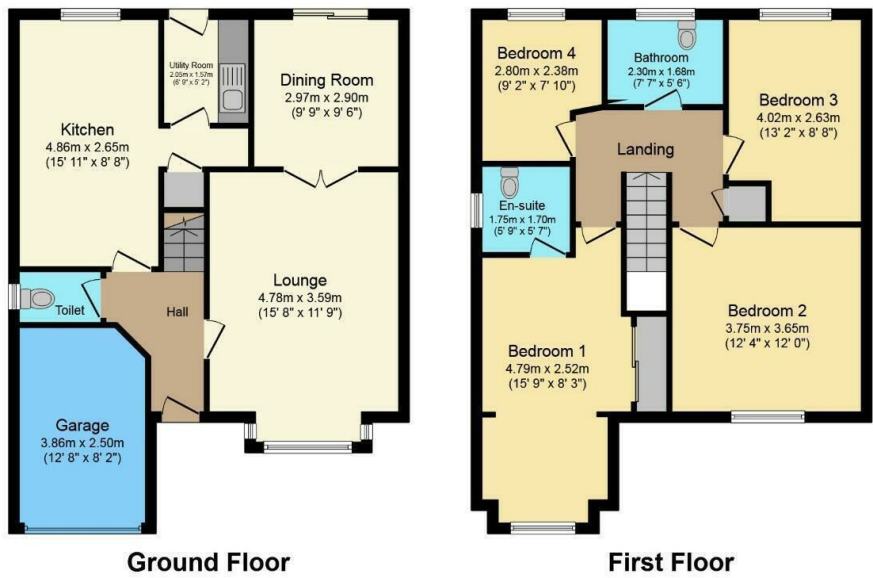
Bedroom Four

2.79m x 2.39m

Bathroom

2.31m x 1.68m

Floor Plan



Total floor area 128.3 sq.m. (1,381 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Total area: 1381.00 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.

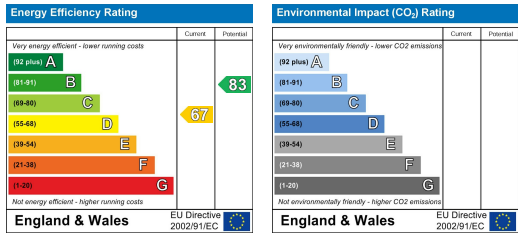
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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