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Moreall Meadows  
CV4 7HL



# Moreall Meadows

## CV4 7HL

A stunning architecturally designed home set in the very sought after location of Moreall Meadows, off one of Coventry's premier roads called 'Gibbet Hill'. The property has huge potential for further extension (STPC) set on a private plot and with nearly 2000 sqft of living space. Located close to Warwick University, Coventry City Centre, Coventry Train Station and excellent links to Kenilworth, Leamington and Warwick. The property is being offered with no upward chain.

The approach to this beautiful executive family home is truly stunning with a driveway leading you to the front aspect of this outstanding home. Briefly the accommodation comprises of a grand entrance hallway leading through to an impressive 20ft living room with a feature gas fire place and a wonderful view over the garden, a dining room, a fully fitted breakfast kitchen with an integrated dishwasher, double ovens, a gas hob and a fridge/freezer. There is also a very useful utility room, a study/family room and a W/C.

Upstairs you will find four spacious double bedrooms with two of the bigger bedrooms having built in wardrobes and featuring en-suite facilities, two further double bedrooms and a family bathroom.

Outside the plot is a wonderful size with garden facing all aspects. To the front there is a tarmacadam driveway with direct access to the detached large garage with a motorised up and over door. The rear garden is fully enclosed and mainly laid to lawn and really private, a large paved patio area providing an ideal space for outside entertaining and a stone garden room.

This wonderful home has so much potential in one of the best locations in Coventry and really must be viewed to appreciate what it has to offer.

selling quality  
property since 1995



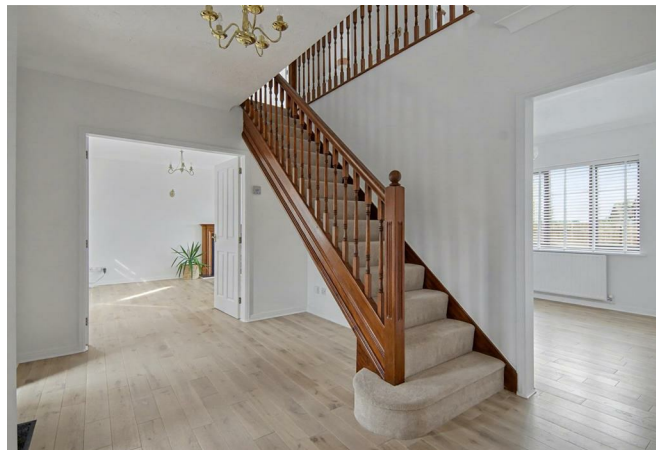












## Dimensions

### GROUND FLOOR

Grand Entrance  
Hallway

Lounge  
6.25m x 3.84m

Dining Room  
3.76m x 3.20m

Kitchen  
4.19m x 3.10m

Utility Room

Study  
3.38m x 2.11m

W/C

### FIRST FLOOR

Bedroom One  
4.57m x 4.27m

En-Suite

Bedroom Two  
3.76m x 3.20m

En-Suite

Bedroom Three  
3.89m x 2.90m

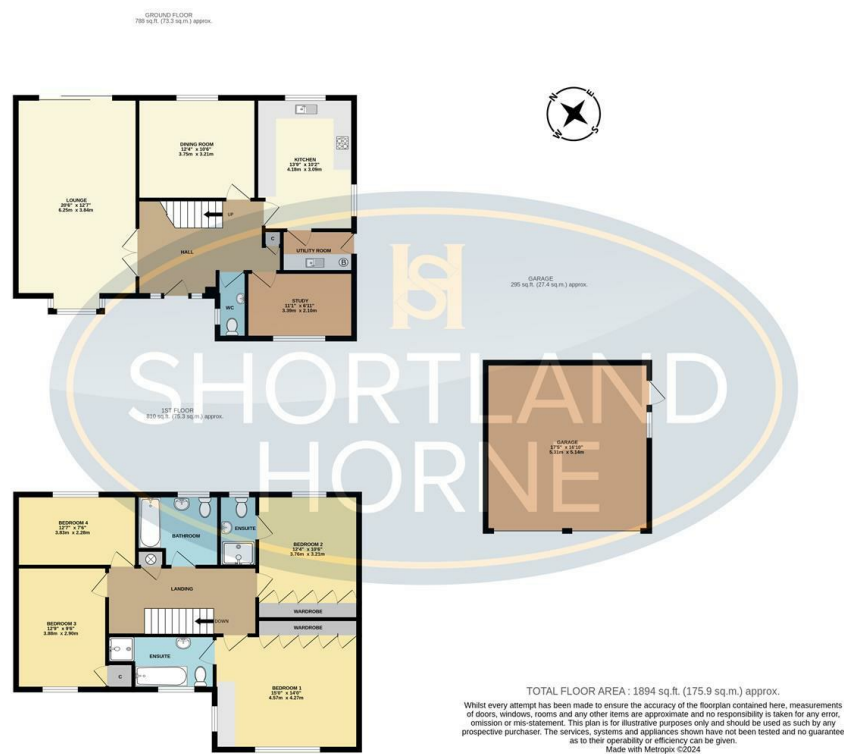
Bedroom Four  
3.84m x 2.29m

Bathroom

OUTSIDE

Detached Garage  
5.31m x 4.83m

Floor Plan



Total area: 1894.00 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.

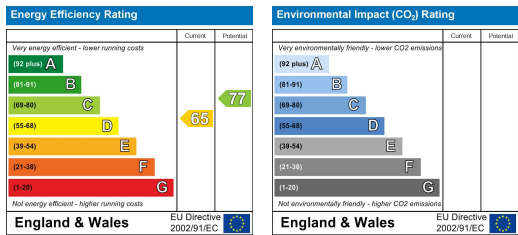
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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