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Green Lane
CV3 6EH

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This attractive semi-detached family home offers generous and versatile living accommodation throughout, making it an excellent choice for growing families, first-time buyers or those looking to upsize. Well presented and thoughtfully laid out, the property combines spacious reception rooms with practical everyday living and excellent potential to make it your own.

The accommodation begins with a welcoming entrance hallway leading through to a superb living room positioned at the front of the property. This bright and spacious room benefits from a large bay window, flooding the space with natural light and creating the perfect setting for relaxing with family or entertaining guests.

To the rear of the property is an impressive dining room, offering ample space for a large dining table and additional furniture. This fantastic entertaining space overlooks the rear garden and provides direct access to the kitchen, creating an ideal layout for modern family life. The kitchen offers plenty of worktop and cupboard space with scope for future modernisation if desired. Adjacent to the kitchen is a separate utility/laundry room, providing valuable additional storage and workspace, together with a convenient ground floor WC. Internal access is also available to the garage,

Offering spacious accommodation, practical family living and fantastic potential in equal measure, this excellent semi-detached home presents a wonderful opportunity for buyers looking to secure a property in a highly sought-after residential location. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

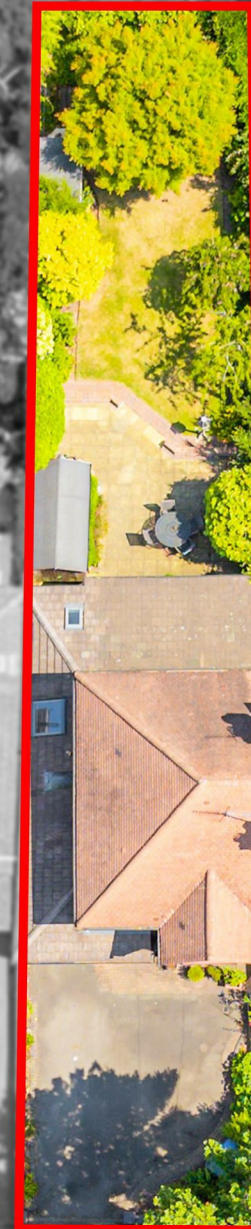
Located in one of Coventry's most sought-after residential areas, Green Lane in Finham offers an exceptional setting for families and professionals alike. Renowned for its tree-lined streets, established homes and strong community feel, the area combines a peaceful suburban lifestyle with excellent access to the city centre and surrounding road networks.

The property is ideally positioned within the catchment of some of Coventry's most highly regarded schools, including walking distance to Finham Primary School and Finham Park School, making it a particularly attractive location for growing families.

A range of everyday amenities are available nearby along Green Lane and the surrounding Finham district, including convenience stores, cafés, supermarkets, a post office, healthcare facilities and local eateries, ensuring all daily essentials are within easy reach. Residents also benefit from nearby leisure facilities, parks and pleasant green spaces, ideal for walking, cycling and family recreation.

For commuters, the location is superb. Coventry city centre and Coventry Railway Station are just a short drive away, providing direct rail services to Birmingham,

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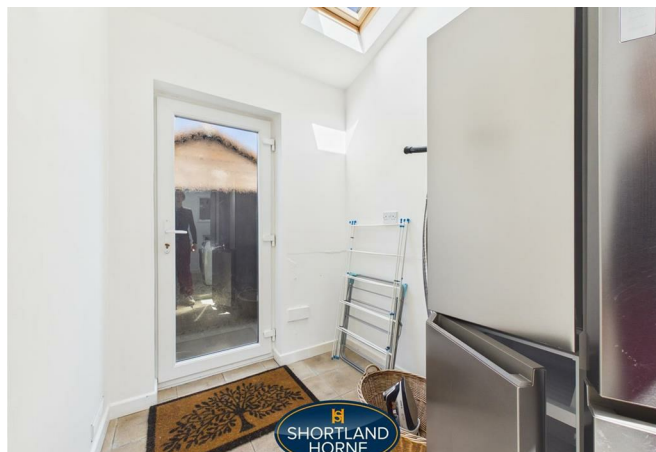




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Dimensions

GROUND FLOOR

Entrance Hallway

5.31m x 1.70m

Living Room

6.86m x 3.63m

Dining Room

4.85m x 5.31m

Kitchen

3.86m x 2.11m

Laundry Room

2.57m x 1.85m

Hallway

2.31m x 1.78m

W/C

1.68m x 0.91m

Garage

4.52m x 2.16m

FIRST FLOOR

Landing

2.26m x 1.37m

Bedroom One

4.45m x 2.62m

Bedroom Two

3.61m x 3.23m

Bedroom Three

2.41m x 2.13m

Bathroom

2.13m x 2.13m

Floor Plan



Total area: 1300.00 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

