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Jacklin Drive  
CV3 6QG

# Jacklin Drive

## CV3 6QG

Nestled in the desirable area of Finham, Coventry, this charming four-bedroom detached family home on Jacklin Drive presents a remarkable opportunity for those seeking a property with immense potential. Set on a generous plot, the house offers various avenues to expand its current footprint, subject to planning consent.

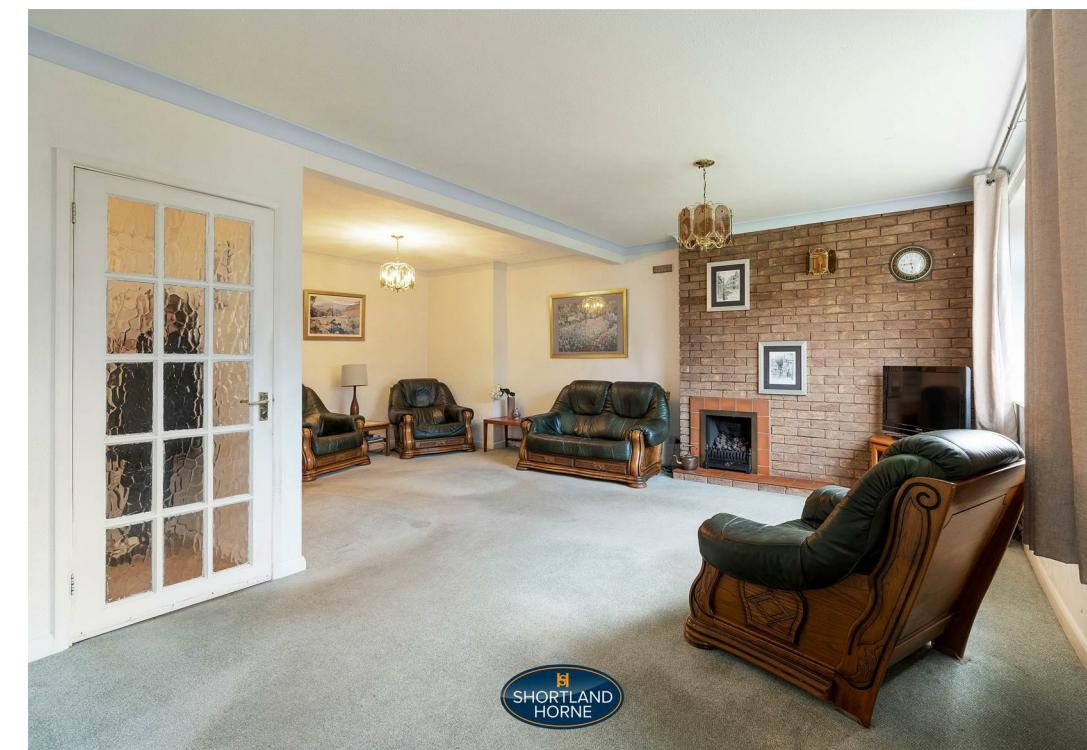
Upon entering, you are greeted by a welcoming hallway that leads to a spacious 21ft lounge, complete with a feature gas fireplace, perfect for cosy evenings. Adjacent to the lounge is a separate dining room, which effortlessly leads on to a conservatory, creating an ideal space for family gatherings and entertaining. The fully fitted kitchen is equipped with an oven, gas hob, and ample space for a fridge/freezer, washing machine, and dishwasher, making it a practical hub for daily living. Additionally, the ground floor boasts a useful convenient W/C.

Venturing to the first floor, you will discover a family bathroom, a separate shower room and four generously sized double bedrooms. Three of these bedrooms feature built-in wardrobes, providing ample storage.

The exterior of the property is equally impressive, with a block-paved driveway leading to the garage at the front. The rear garden is a true highlight, offering a private and expansive space, complete with a patio area that is perfect for outdoor entertaining and relaxation.

This property is ideally located within walking distance of local shops and amenities, and it falls within the catchment area of the highly regarded Finham Park School, rated outstanding by Ofsted. With a little updating and modernisation, this home has the potential to become a truly remarkable family residence.







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## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

6.50m x 6.38m

Kitchen

3.63m x 3.43m

Dining Room

5.16m x 2.74m

W/C

### FIRST FLOOR

Bedroom One

4.27m x 3.40m

Bedroom Two

3.20m x 2.95m

Bedroom Three

3.28m x 2.59m

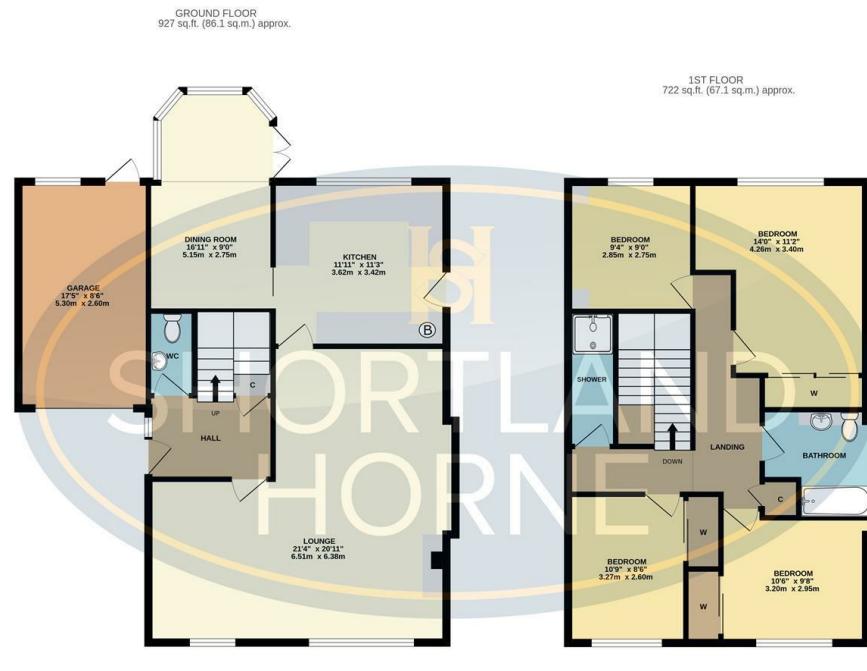
Bedroom Four

2.84m x 2.74m

Shower

Family Bathroom

## Floor Plan



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. Shortland Horne Ltd. accept no responsibility for any 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Total area: 1649.00 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

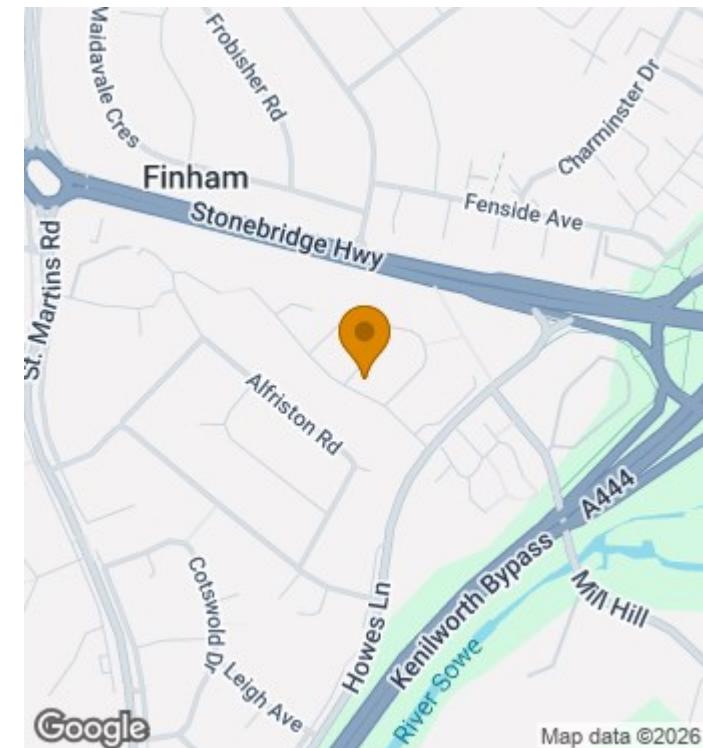
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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