



SHORTLAND
HORNE

Trusted
Property Experts

SH
SHORTLAND
HORNE

Green Park
CV1 4DP

Green Park

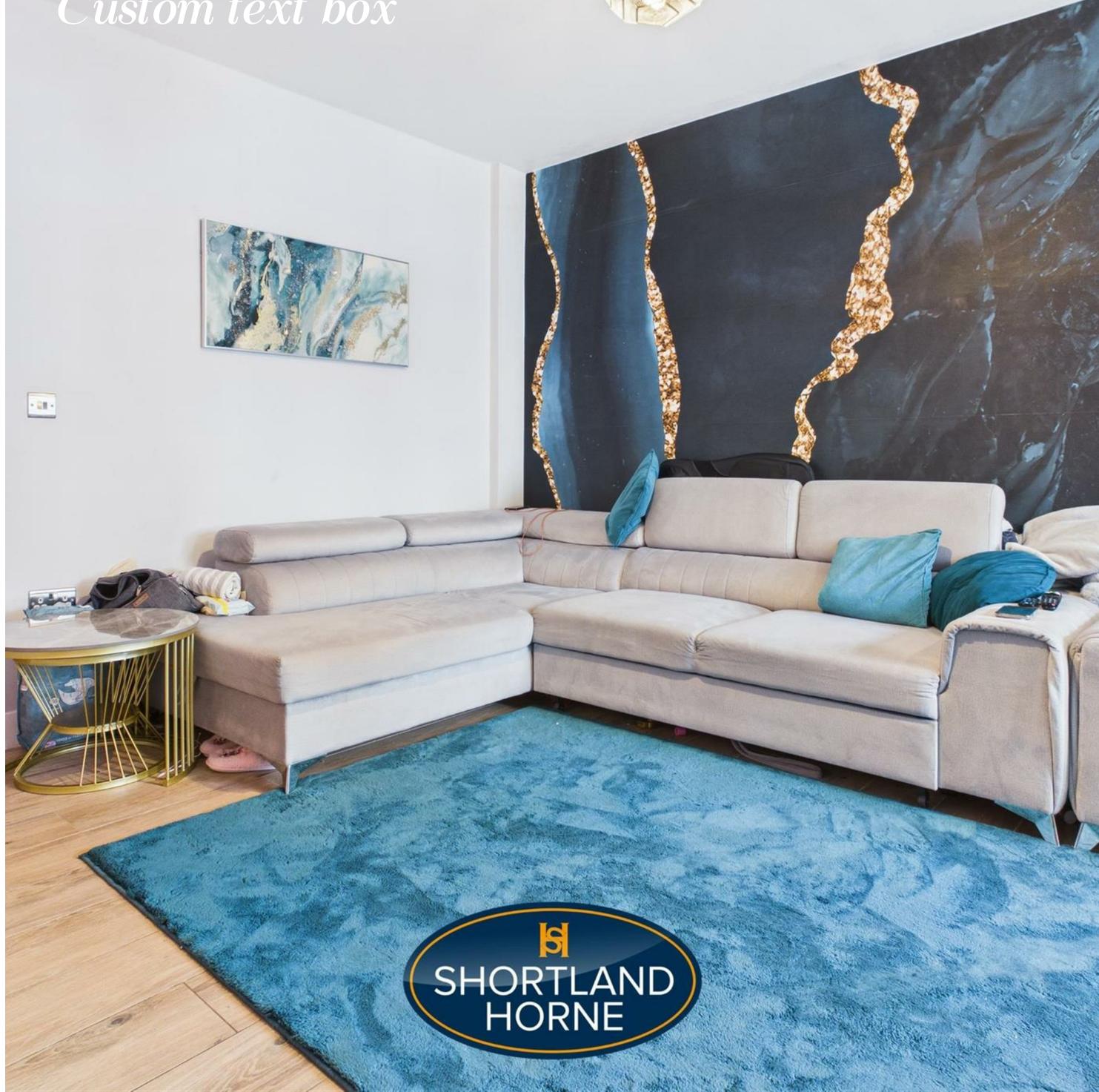
CV1 4DP

Shortland Horne are delighted to bring to market this beautifully presented three bedroom end-terraced family home, located within a modern and popular residential development, ideally positioned for access to Coventry City Centre, local amenities, transport links and schools.

The property is finished to a high standard throughout and benefits from underfloor heating to the ground floor, solar panels, and a range of high-quality fixtures and fittings.

The ground floor accommodation comprises a welcoming entrance hallway, a contemporary living room, and a modern fitted kitchen offering a comprehensive range of wall and base units providing ample storage. The kitchen is fully equipped with integrated appliances, including dishwasher, fridge freezer, washing machine, oven and microwave, along with a gas hob and complementary worktops. Double doors open into the rear garden, creating a bright and practical space ideal for both everyday living and entertaining. A ground floor WC completes the accommodation on this level.

Custom text box





Custom text box

SH
SHORTLAND
HORNE



Dimensions

Entrance Hallway

Living Room

3.48m x 5.28m

Kitchen/Dining Room

4.57m x 2.77m

W/C

0.91m x 1.60m

Bedroom One

3.48m x 3.43m

En-Suite

1.52m x 2.64m

Bedroom Two

2.67m x 2.49m

Bedroom Three

1.78m x 2.36m

Bathroom

1.65m x 2.01m

Floor Plan



Total area: 742.00 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

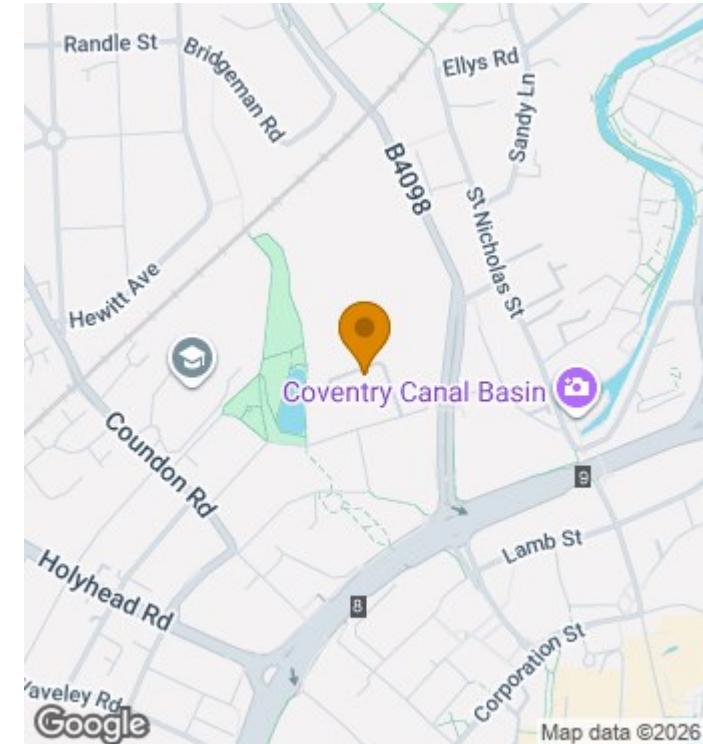
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Current	Potential
Very energy efficient - lower running costs		96	97
(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	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne



Trusted
Property Experts