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Gretna Road
CV3 6DP

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****Beautifully Renovated Three-Bedroom Family Home | Stylish Throughout | Garage | Ready to Move Into****

Having been thoughtfully and comprehensively renovated to a high standard throughout, this beautifully presented three-bedroom terraced home offers stylish, contemporary living that is ideal for first-time buyers, growing families or those simply looking for a property that is ready to move straight into.

The accommodation begins with a welcoming entrance hallway, leading to a bright and spacious front living room, perfect for relaxing after a busy day. To the rear of the property is an impressive open-plan lounge and dining room, creating a fantastic social space for entertaining family and friends, with direct access into the modern fitted kitchen. The kitchen has been finished to an excellent standard with a contemporary range of units and ample worktop space, while a convenient ground floor bathroom completes the downstairs accommodation.

To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom that would also make an ideal

Situated in the ever-popular Finham area of south Coventry, Gretna Road enjoys a highly sought-after residential setting that is particularly favoured by families thanks to its excellent range of local amenities, outstanding transport links and well-regarded schooling. The property is ideally positioned within easy reach of a variety of everyday conveniences, including supermarkets, independent shops, cafés and restaurants, whilst nearby Warwick Road and Daventry Road provide an excellent selection of local services.

The area is especially renowned for its excellent educational provision, with highly regarded schools including Finham Park School, Bishop Ullathorne Catholic School, Finham Primary School, Stivichall Primary School and Grange Farm Primary School all located nearby, making it an ideal location for families with children of all ages.

For commuters, the location offers superb connectivity with easy access to the A45, A46 and the wider motorway network including the M6, M40 and M69. Coventry Railway Station is only a short drive away, providing direct rail services to Birmingham, London and beyond, while regular bus services operate throughout the area, offering convenient access to Coventry city centre and surrounding districts.

There are also plenty of opportunities for leisure and recreation, with the beautiful War Memorial Park, local sports clubs and picturesque walks all within easy reach. The nearby University of Warwick and Coventry city centre further enhance the appeal of this location, offering an excellent choice of shopping, dining, entertainment and employment opportunities.

selling quality
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Dimensions

GROUND FLOOR

Entrance Hallway

4.14m x 1.75m

Living Room

4.27m x 3.45m

Lounge/Diner

4.06m x 3.30m

Kitchen

4.19m x 1.93m

Shower Room

FIRST FLOOR

Bedroom One

4.09m x 3.38m

Bedroom Two

4.50m x 3.18m

Bedroom Three

2.82m x 2.11m

Bathroom

1.63m x 1.96m

OUTSIDE

Garage

5.44m x 3.07m

Floor Plan



Total area: 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.

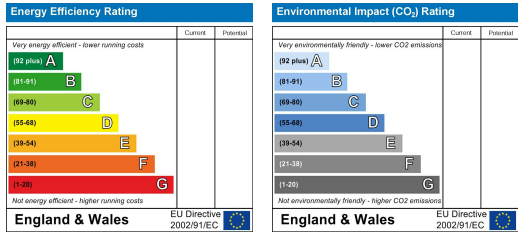
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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