

## Floor Plan



## 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		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

### 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.

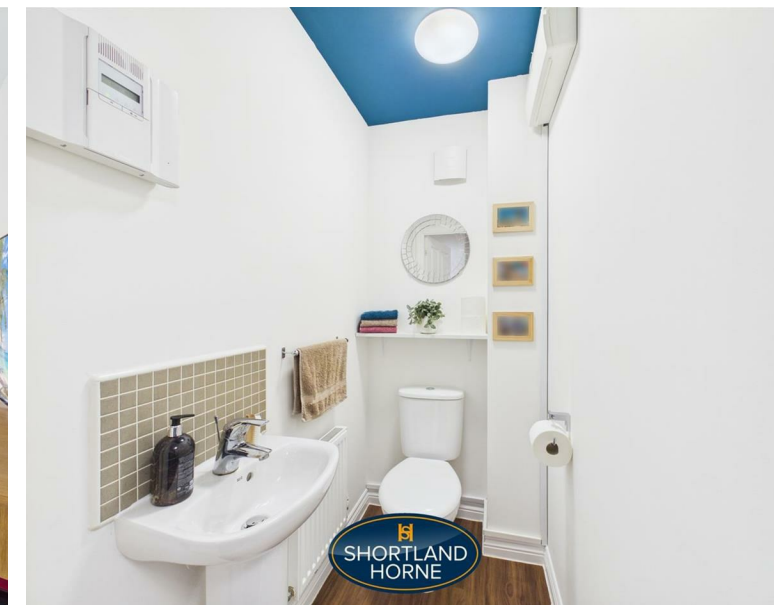
### Appliances

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.



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**Grenadier Drive**

**CV3 1NN**



## £300,000 | Bedrooms 3 Bathrooms 2

Situated within the popular Stoke Village development, this attractive three bedroom detached home on Grenadier Drive offers approximately 1,172 sq. ft. of well presented accommodation, perfectly suited to modern family living. With a private driveway, garage and enclosed rear garden, the property combines practicality with a warm and welcoming atmosphere throughout.

Stepping inside, a bright and spacious hallway sets the tone for the home, where neutral décor and natural light create an immediate sense of space. To the front, the dining room is enhanced by a charming bay window, providing an ideal setting for family meals, entertaining guests or flexible everyday use. To the rear, the generous lounge offers a comfortable place to relax, with patio doors opening onto the garden and allowing sunlight to stream through the room.

The kitchen breakfast room forms the heart of the home, featuring white cabinetry, contrasting work surfaces, a tiled splashback and gas hob, alongside space for informal dining. A convenient ground floor cloakroom completes the accommodation on this level.

Upstairs, the principal bedroom provides a peaceful retreat with fitted wardrobes and a private ensuite shower room. The second bedroom is a further spacious double, while the third bedroom offers flexibility as a child's room, nursery or home office. A family bathroom fitted with a white suite and shower over the bath serves the remaining bedrooms.

Outside, the enclosed rear garden combines lawn and paved seating areas, creating a private space for children to play, summer gatherings or simply unwinding at the end of the day. The garage and driveway provide valuable parking and storage solutions.

Stoke Village remains a popular choice for families and professionals alike, thanks to its convenient access to local shops, supermarkets, parks and well regarded schools. Coventry city centre, University Hospital Coventry and Warwickshire and Coventry Railway Station are all within easy reach, while excellent road links via the A45, A46 and M6 make commuting across the Midlands straightforward.

Offering generous living space, a detached position and a sought after location, this well maintained home presents an excellent opportunity for buyers seeking comfort, convenience and room to grow.



### GROUND FLOOR

Hallway	
Lounge	16'9 x 10'3
W/C	
Dining room	9'3 x 11'10
Kitchen/breakfast room	20'6 x 7'6

### FIRST FLOOR

Bedroom 1	10'8 x 10'6
En-suite	

Bedroom 2	9'5 x 11'2
Bedroom 3	7'0 x 11'2
Family bathroom	
OUTSIDE	
Driveway	
Garage	17'7 x 8'6
Rear garden	