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School Lane
Exhall CV7 9GE

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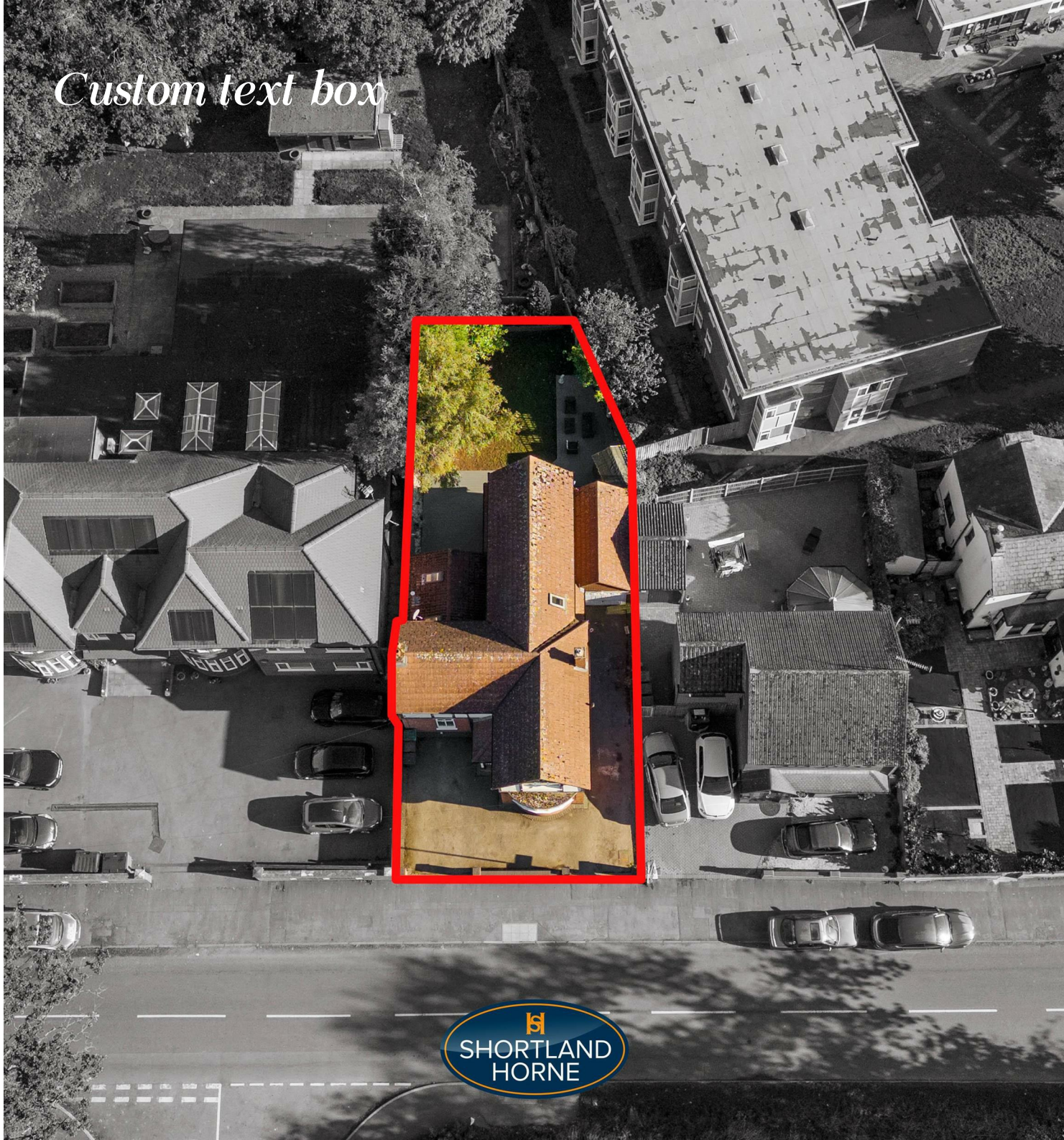
Nestled in the highly desirable location of School Lane, Exhall, Coventry, this exceptionally well-maintained four-bedroom detached house offers a perfect blend of comfort and style. Spanning an impressive 1,766 square feet, this extended family home is designed to cater to modern living.

Upon entering, you are greeted by a welcoming hallway that leads to a variety of reception rooms. The dining room provides an ideal space for family meals, while the spacious lounge features sliding patio doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The fully modern fitted kitchen is equipped with ample space for appliances, making it a joy for any home cook. Additionally, the ground floor boasts a convenient W/C, a practical utility room, and a study, perfect for those who work from home or require a quiet space for reading.

Venturing to the first floor, you will discover a well-appointed family bathroom and four generously sized bedrooms. Three of the bedrooms are doubles, with one benefiting from an en-suite shower room, ensuring privacy and convenience. The fourth bedroom is a good-sized single, ideal for children or guests.

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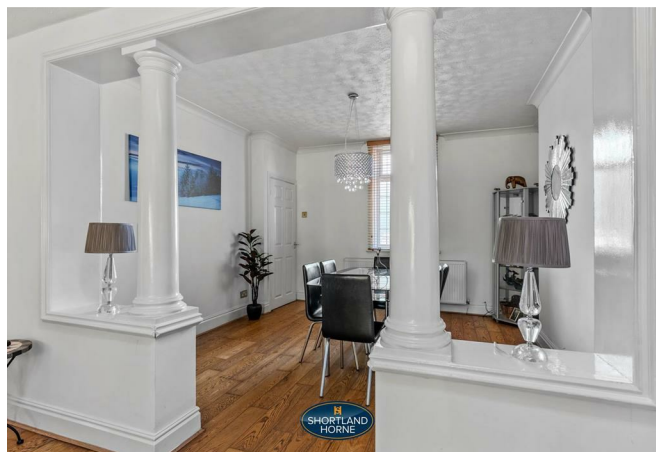
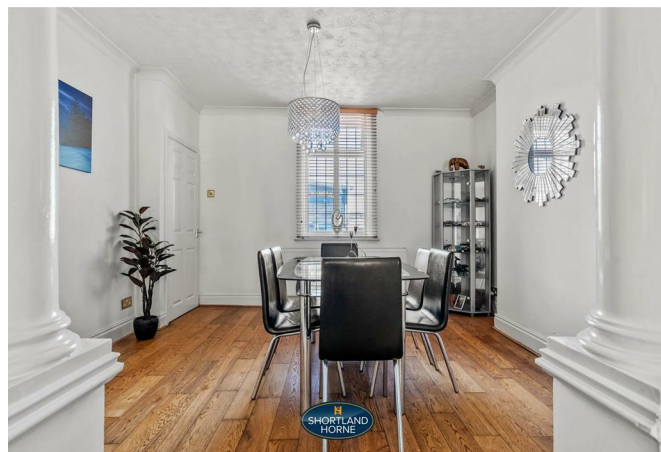
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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

5.84m x 4.32m

Dining Room

3.89m x 3.51m

Kitchen

4.80m x 3.12m

Utility Room

W/C

Study

3.56m x 3.53m

FIRST FLOOR

Bedroom One

3.89m x 3.51m

Bedroom Two

6.50m x 3.12m

Bedroom Three

2.69m x 2.49m

Bedroom Four

3.56m x 3.56m

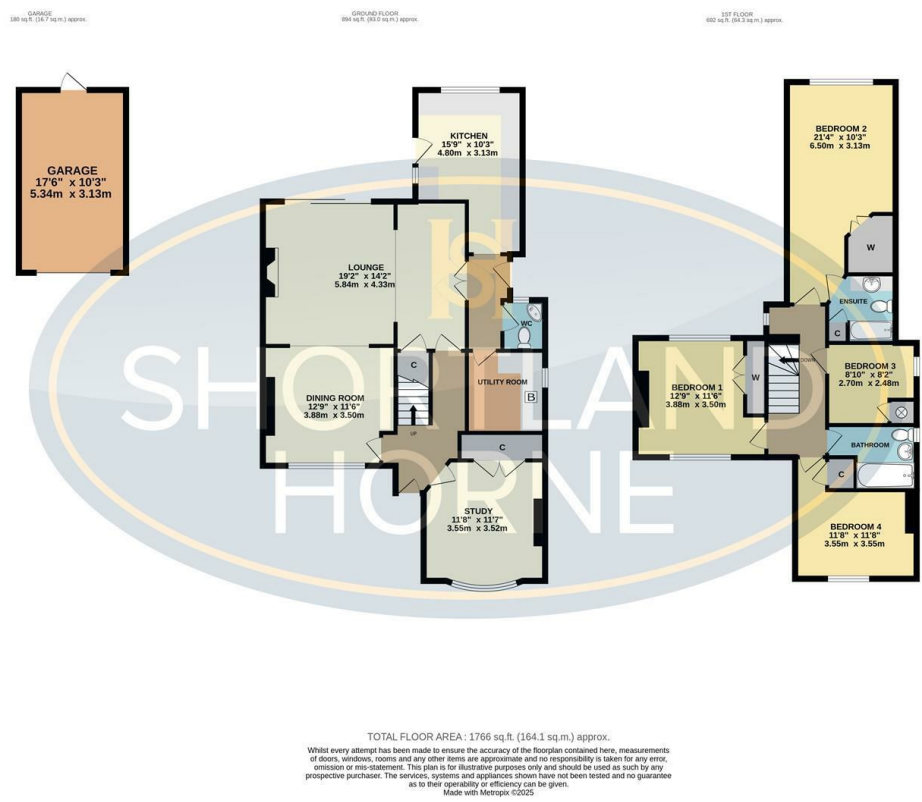
Bathroom

OUTSIDE

Garage

5.33m x 3.12m

Floor Plan



Total area: 1766.00 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.

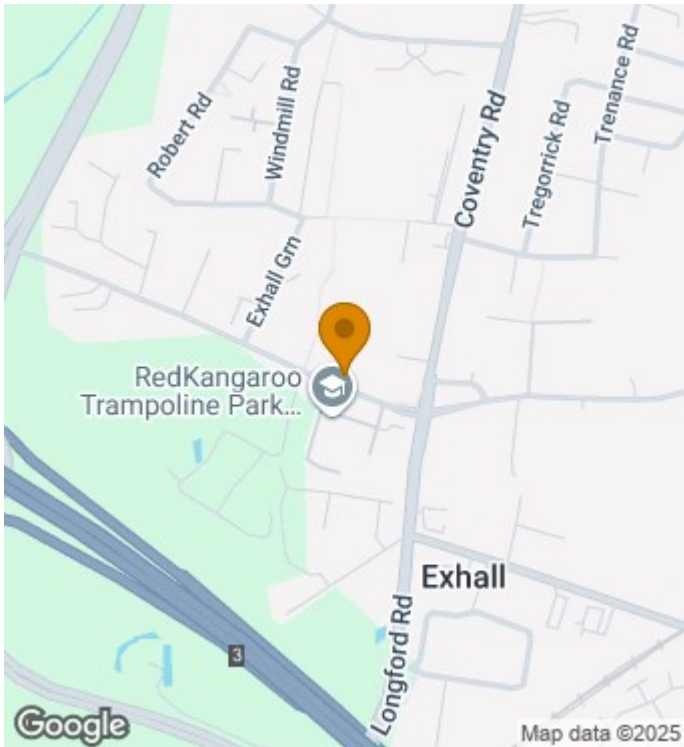
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

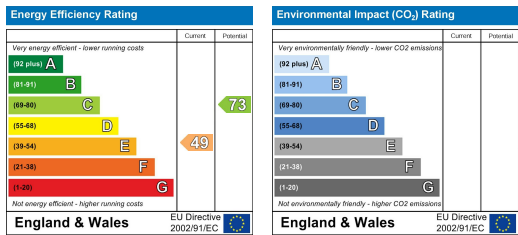
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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