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Finnemore Close
Styvechale grange CV3 6LR

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This well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation, complemented by a generous driveway, an enclosed rear garden and the added benefit of a detached garage.

Stepping inside, the entrance hallway provides access to a useful ground-floor WC before leading through to the main living accommodation. The property features a particularly generous underfloor heated living/dining room, providing plenty of space for both comfortable seating and a family dining area, making it a great room for everyday family life and entertaining.

The kitchen is positioned towards the rear and leads through to a fantastic underfloored sunroom, which provides an excellent additional reception space overlooking the garden. With doors opening directly outside, this creates a lovely connection between the house and garden and is an ideal spot for relaxing, entertaining or enjoying family meals during the warmer months.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms together with the family bathroom, providing a practical layout ideally suited to couples and

Finnemore Close is pleasantly positioned within the highly regarded Styvechale Grange area of south Coventry, a popular residential location particularly well suited to families and commuters. The development is characterised by established residential roads and cul-de-sacs, while remaining conveniently placed for everyday amenities and excellent transport connections.

The property is well located for a range of highly regarded local schools, with primary and secondary education available throughout Styvechale, Finham and the surrounding south Coventry area. There are also a number of nurseries and childcare facilities within easy reach.

Everyday shopping is readily accessible, with local convenience stores and services nearby, while a wider range of shops, supermarkets, cafés and restaurants can be found in Cheylesmore, Earlsdon and Coventry city centre. The popular War Memorial Park is also within easy reach, providing extensive open green space, children's play areas, sports facilities and pleasant walking routes.

For commuters, Styvechale Grange is particularly convenient for the A45 and A46, providing straightforward connections towards Birmingham, Warwick, Leamington Spa, Kenilworth and the wider motorway network, including the M40, M42, M6 and M69. Coventry Railway Station is also easily accessible, offering regular services to Birmingham and London Euston.

The location combines a peaceful residential setting with excellent access to schools, green spaces, shopping and major transport links, making Finnemore Close a particularly attractive choice for families and professionals looking to settle in one of south Coventry's established residential areas.

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Dimensions

GROUND FLOOR

Entrance Hallway

1.17m x 5.36m

W/C

0.74m x 1.68m

Living Room

3.96m x 6.86m

Sun Room

3.61m x 3.68m

Kitchen

3.05m x 3.23m

FIRST FLOOR

Bedroom

2.97m x 3.48m

Bedroom

3.61m x 2.62m

Bedroom

2.95m x 2.57m

Bathroom

2.54m x 1.68m

OUTSIDE

Garage

2.51m x 5.66m

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.

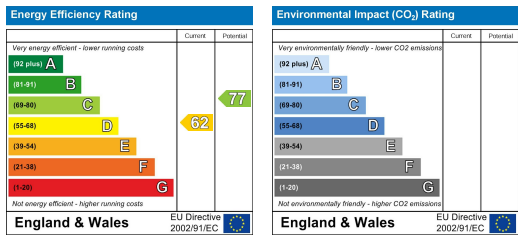
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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