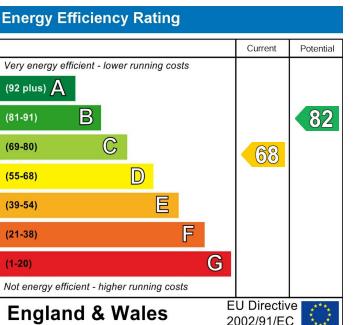


Floor Plan



EPC



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.

Shortland Horne Coventry City Centre

Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:

306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123

email: sales@shortland-horne.co.uk

visit: shortland-horne.co.uk

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Cotswold Drive
CV3 6EY



£495,000 Offers Over | Bedrooms 4 Bathrooms 2

HUGE POTENTIAL POSITIONED ON A VERY GENEROUS PLOT WITH LOTS OF AVENUES TO INCREASE THE CURRENT FOOTPRINT (STPC)

This lovely extended four bedroom detached family home is located on one of Finham's prime roads of Cotswold Drive and is within walking distance of local shops, amenities and is located within the Finham Park School catchment area which is rated outstanding by Ofsted.

The ground floor offers an entrance hallway with doors leading to a spacious lounge with a feature brick fireplace, separate dining room, a fully fitted kitchen with an oven, electric hob and space for a fridge, the kitchen then runs on to a breakfast room with doors leading out to the garden and the integral tandem garage. There is also a study/optional bedroom and a cloakroom.

On the first floor you will find a shower room, four double bedrooms with all of the bedrooms having built in wardrobes and a family bathroom that is accessible via a door from the main principle bedroom.

Outside to the front of the property is a tarmacadam driveway with access to a garage and to the rear is a very generously sized well established garden with a patio area ideal for entertaining.



GROUND FLOOR

Entrance Hall

16'5 x 13'1

Living Room

12 x 13'1

Dining Room

13'4 x 8'5

Kitchen

11'7 x 7'11

Breakfast Room

8'5 x 10'5

Study

10'0 x 9'0

W/C

Integral Garage

28'11 x 7'11

FIRST FLOOR

10'1 x 14'9

Bedroom One

10'1 x 7'6

Bathroom

8'7 x 11'10

Bedroom Two

10'0 x 9'0

Bedroom Three

10 x 9'8

Bedroom Four

Shower Room