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Grasmere Avenue
CV3 6AY

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This well-proportioned three-bedroom semi-detached home is situated on the popular Grasmere Avenue in Coventry and offers an excellent opportunity for families, first-time buyers or those looking for a property with plenty of potential. The home benefits from a driveway to the front, a detached garage and a pleasant enclosed rear garden.

On entering the property, you are welcomed into an entrance hallway providing access to the principal ground-floor accommodation. The living room is positioned to the front and provides a comfortable space to relax, while the separate dining room offers an ideal setting for family meals and entertaining.

To the rear is the fitted kitchen, which provides a range of storage and work surfaces with space for appliances. The ground floor is further enhanced by a useful sunroom overlooking the garden, creating an additional reception space that could work equally well as a sitting area, playroom or home office, with doors opening directly onto the rear garden.

The first floor offers three bedrooms, including two particularly well-proportioned

Grasmere Avenue is situated within the highly regarded Green Lane/Finham side of Coventry, a well-established residential area particularly popular with families due to its excellent access to schools, green spaces and everyday amenities.

The property is particularly well placed for schooling, with Stivichall Primary School, Grange Farm Primary School and Finham Park School all within the surrounding area. Finham Park School is approximately half a mile away, making this an especially convenient position for families.

A good selection of local shops and amenities can be found nearby, while the neighbouring areas of Finham, Cheylesmore and Earlsdon provide a wider choice of supermarkets, independent shops, cafés, restaurants and leisure facilities. Coventry city centre is also easily accessible for further shopping, entertainment and professional services.

For commuters, the location offers excellent road links, with straightforward access towards the A45, providing connections to the wider Midlands motorway network as well as Birmingham and Birmingham Airport. Coventry Railway Station is approximately 1.2 miles away, while Canley Railway Station is also around 1.1 miles from the postcode.

The location is also convenient for Warwick University, situated approximately 1.4 miles away, while Kenilworth and Royal Leamington Spa are readily accessible to the south.

selling quality
property since 1995

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Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

4.14m x 1.52m

Living Room

4.24m x 3.61m

Dining Room

3.40m x 3.23m

Sun Room

2.77m x 2.95m

Kitchen

4.37m x 2.03m

FIRST FLOOR

Bedroom One

4.39m x 3.25m

Bedroom Two

3.43m x 3.35m

Bedroom Three

2.16m x 2.03m

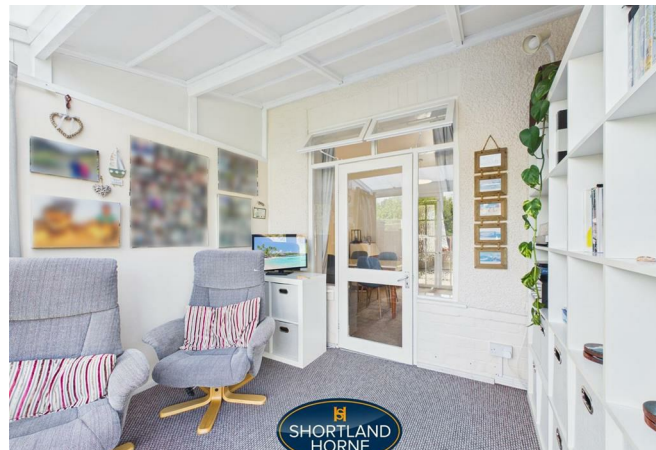
Bathroom

1.93m x 1.52m

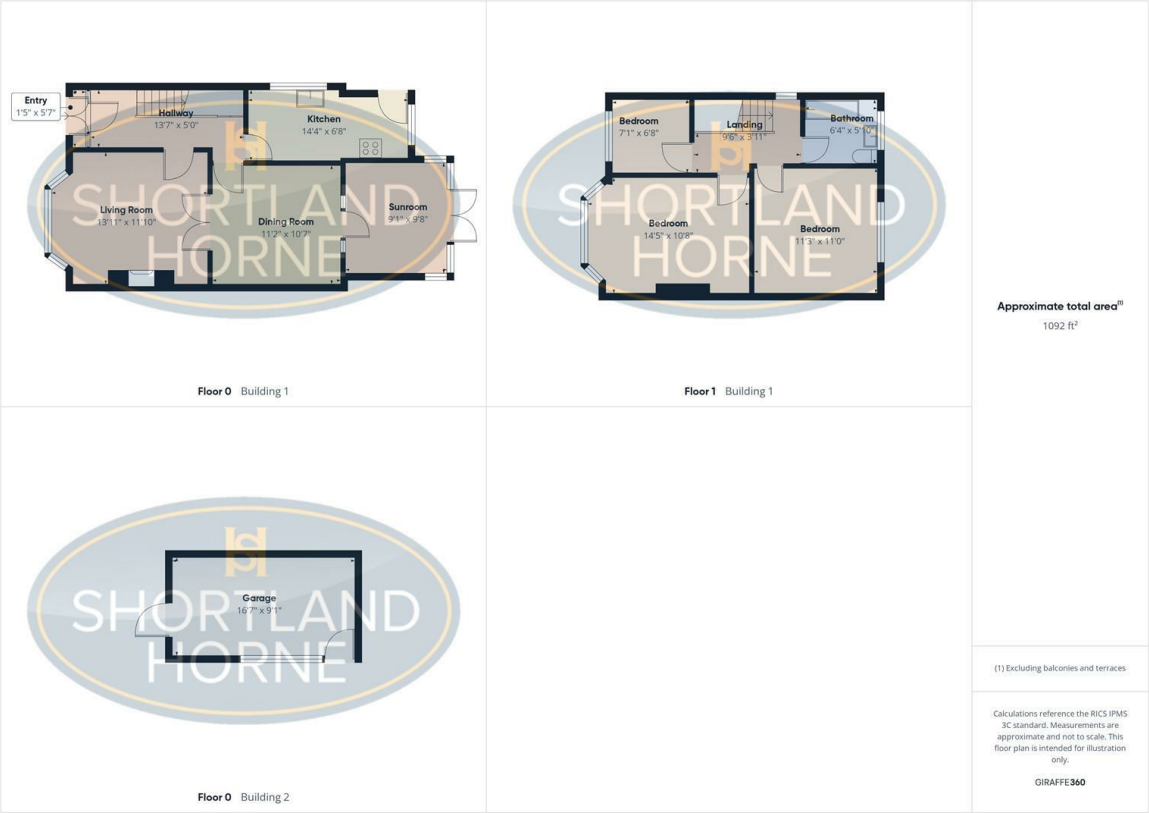
OUTSIDE

Garage

5.05m x 2.77m



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.

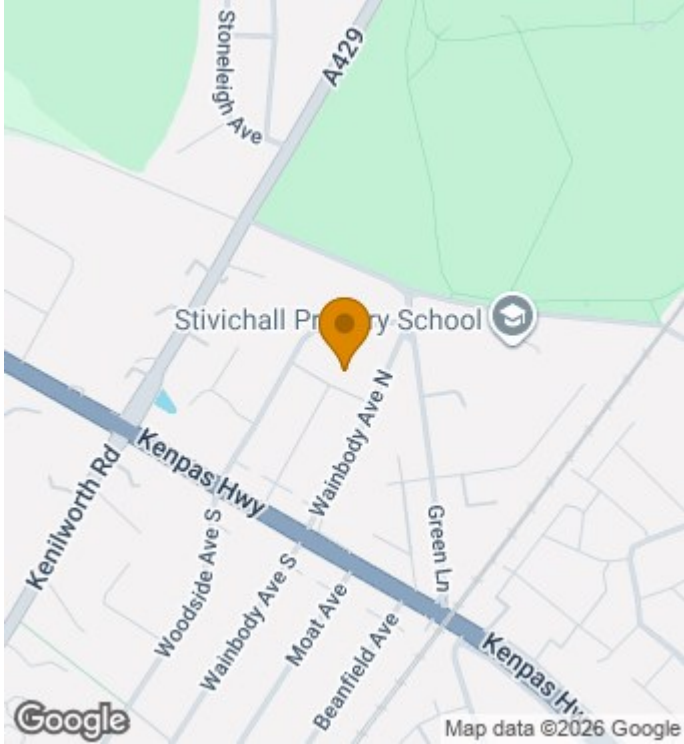
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

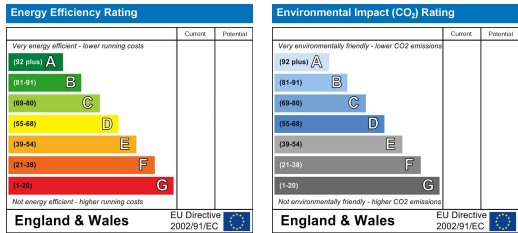
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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