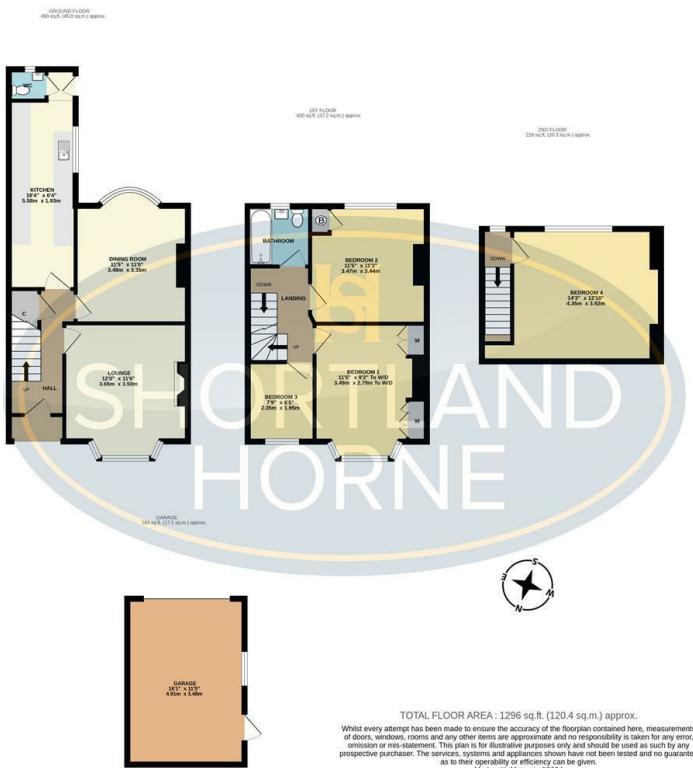


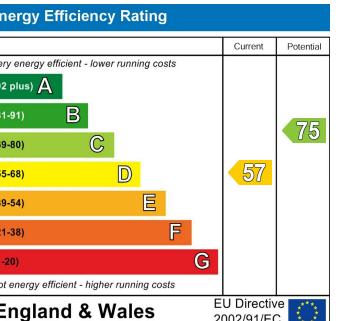
## Floor Plan



SHOR  
TLAND  
HORNE

TOTAL FLOOR AREA: 1296 sq ft. (120.4 sq.m.) approx.  
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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## 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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**Gregory Avenue**  
**Finham CV3 6DL**



## £350,000 Guide Price | Bedrooms 4 Bathrooms 1

\* WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS \* 5 MINUTE WALK TO THE WAR MEMORIAL PARK \*TWO RECEPTION ROOMS BOTH WITH BAY WINDOWS \* EXTENDED KITCHEN \* CLOAKROOM \* DIRECT ACCESS BRICK PAVIOR PARKING \* PRIVATE REAR GARDEN WITH A GARAGE

Situated just off Green Lane North, here is an extended FOUR Bedroom terraced house enjoying circular bays to both the front and rear elevations. The property is within walking distance of Stivichall & Grange Farm Primary & Junior schools as well Finham Park Secondary School Catchment.

The house has been extended to incorporate a fourth bedroom into the loft space to provide well planned family accommodation which has been occupied by the family over many years.

The property offers an Entrance Hall, Bayed windowed lounge, Bayed windowed Dining/sitting room, Extended Kitchen providing the space for appliances, Inner lobby to the Cloakroom.

On the first floor you will find a family bathroom and three bedrooms, two in which are double bedrooms with one benefitting from built in wardrobes and the other is a single bedroom.

The second floor boasts the fourth bedroom looking across Styvechale Grange.

The property has a low maintenance block paved garden to the front and to the rear there is a fully enclosed, well established private south facing garden with access to a garage.

The house occupies a pleasant cul de sac setting to the south of the city within a few minutes walk of the War Memorial Park and easy access of the city centre which must be viewed to appreciate the wealth of space.



### GROUND FLOOR

#### Entrance Hallway

12'0 x 11'6

#### Lounge

11'6 x 11'0

#### Dining Room

18'4 x 6'4

#### Kitchen

11'5 x 9'2

#### FIRST FLOOR

#### Bedroom One

11'5 x 11'3

#### Bedroom Two

#### Bedroom Three

#### Bathroom

#### SECOND FLOOR

#### Bedroom Four

#### OUTSIDE

#### Garage

7'9 x 6'5

14'3 x 12'10

16'1 x 11'5