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Greendale Road
CV5 8AZ

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Situated in the highly sought-after residential area of Whoberley, this deceptively spacious detached bungalow offers versatile and well-proportioned accommodation extending to approximately 1,233 sq ft, occupying a generous plot with excellent potential for families, downsizers and those seeking single-storey living.

The property is approached via a private entrance leading into a central hallway, providing access to the principal accommodation. At the heart of the home is an impressive dual-aspect living room measuring over 20 feet in length, offering an abundance of natural light and ample space for both seating and entertaining.

The spacious kitchen extends to almost 27 feet in length and provides extensive room for fitted cabinetry, food preparation and dining, creating an ideal hub for everyday family life. With direct access to the outside, the kitchen offers excellent practicality and potential for further enhancement if desired.

The bungalow benefits from three well-proportioned bedrooms, providing flexible accommodation to suit a variety of requirements. The principal bedroom enjoys generous dimensions, whilst the remaining bedrooms are ideally suited for family

Outside to the front of the property you will find a detached garage with parking and to the rear the garden is a delight with lots of space to relax with the extra piece of mind of not being overlooked.

Offering spacious single-storey living in a well-established and desirable location, this detached bungalow represents a rare opportunity to acquire a substantial home with significant flexibility and long-term appeal.

The Bungalow is situated in the popular and well-established residential area of Whoberley, on Greendale Road, Coventry. The location is particularly attractive to families and professionals, benefiting from a wide range of local amenities, reputable schools and excellent transport connections.

A selection of well-regarded primary schools are within easy reach, including Whoberley Hall Primary School, St Christopher Primary School, St John's Church of England Academy and St John Vianney Catholic Primary School, all of which have received positive Ofsted ratings. Sherbourne Fields School, rated Outstanding, is also located nearby.

Residents enjoy convenient access to everyday shopping facilities, with a Co-op supermarket just a short walk away, alongside local convenience stores, cafés, takeaways and neighbourhood services. Larger retail offerings including Tesco, Sainsbury's and a variety of restaurants, coffee shops and national retailers can be found within a short drive.

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property since 1995

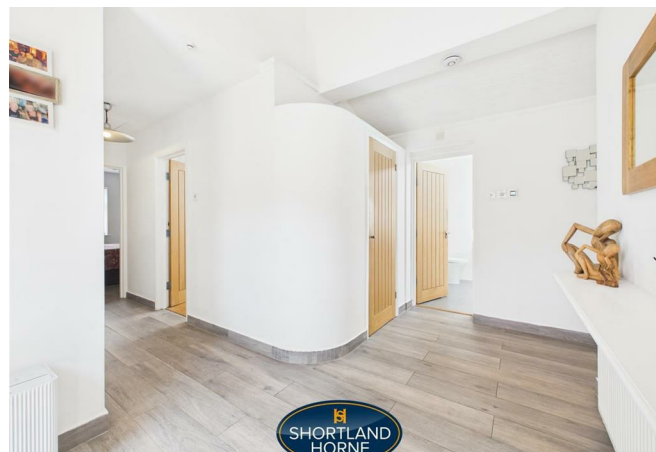
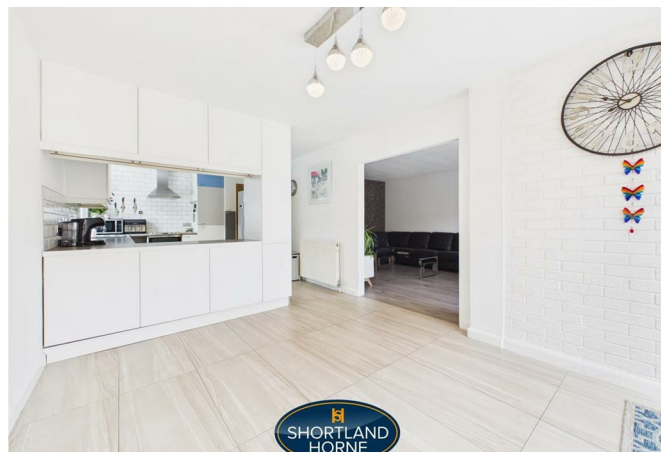
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Dimensions

GROUND FLOOR

Entrance Hallway

1.04m x 5.31m

Living Room

3.66m x 6.12m

Kitchen

3.18m x 7.95m

Bathroom

2.18m x 3.56m

Bedroom

4.27m x 2.97m

Bedroom

2.34m x 5.44m

Bedroom

2.87m x 3.45m

Bedroom

2.46m x 2.49m

Bathroom

2.39m x 1.50m

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

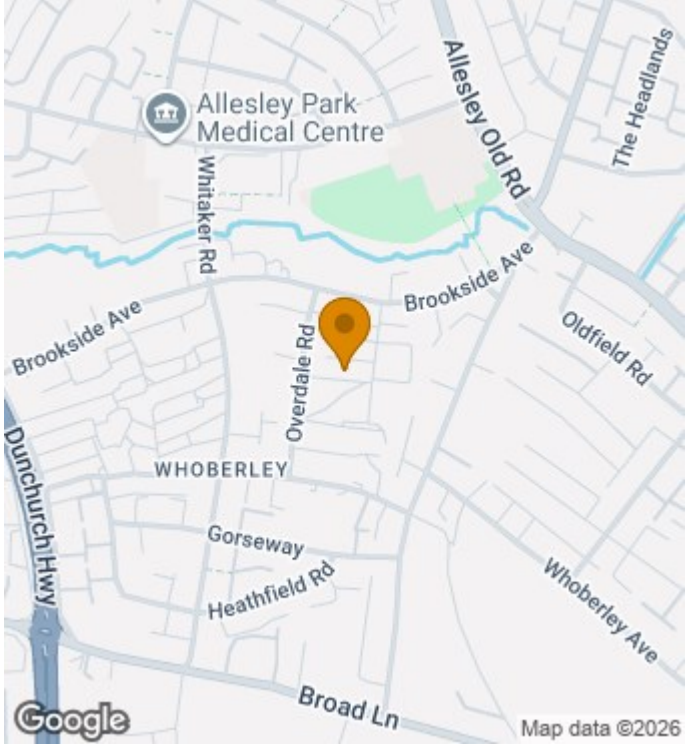
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

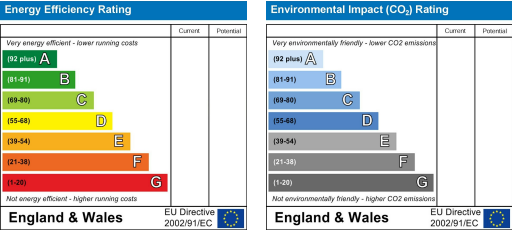
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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