




SHORTLAND
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Hall Green Drive
Exhall CV7 9JX

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This well-presented three-bedroom end-terrace home offers spacious and practical accommodation across two floors and represents a fantastic opportunity for buyers looking to take their first step onto the property ladder through shared ownership.

The ground floor opens into an entrance hallway with stairs rising to the first floor and access to a useful downstairs WC. A particular feature of the home is the generous kitchen, offering plenty of space for everyday family life, while to the rear is a bright and comfortable living room with French doors opening directly onto the garden, creating an excellent connection between the indoor and outdoor spaces.

Upstairs, the property provides three bedrooms, making the accommodation ideal for a young family, couple or those requiring additional space for home working. The bedrooms are complemented by a family bathroom and central landing.

Outside, the property continues to impress. To the front there is off-road parking for two vehicles together with an EV charging point, while the rear enjoys a lovely enclosed, low-maintenance garden, providing an attractive and manageable outdoor space for relaxing, entertaining and family use.

Hall Green Drive is pleasantly positioned within the popular and well-connected area of Exhall, offering an excellent balance of local amenities, schooling and transport links. The location is particularly convenient for access into Coventry, Bedworth and Nuneaton, while the nearby A444 provides straightforward connections towards Coventry city centre and the wider Midlands motorway network.

For families, there is a good selection of schooling nearby, including Exhall Junior School and Exhall Cedars Infant, Nursery and Pre-school, Exhall, Bedworth., with secondary options including Foxford Community School and Ash Green School.

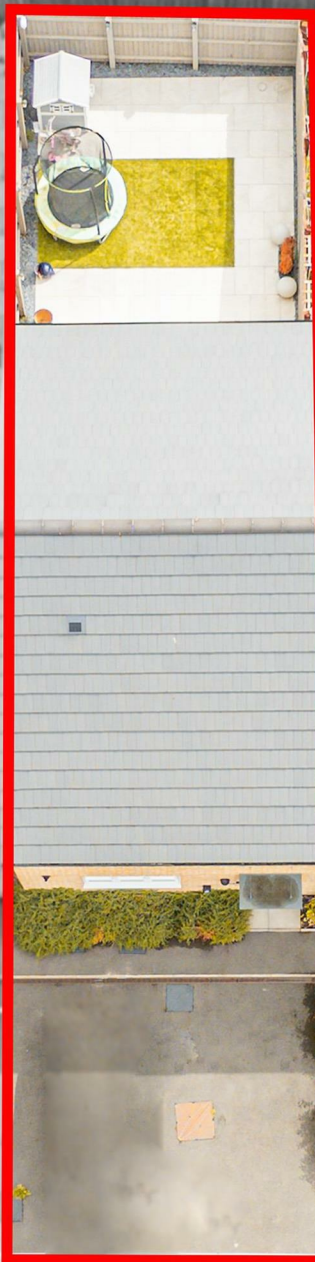
Everyday amenities are readily accessible, with local convenience stores and services close at hand, while the larger Arena Shopping Park is also within easy reach, providing a wide range of shops and facilities.

Commuters are particularly well catered for, with regular bus services available from nearby Coventry Road and School Lane. Coventry Arena railway station is approximately 1.1 miles away, with Bedworth station also easily accessible, providing useful rail connections across the surrounding area.

Overall, Hall Green Drive offers a convenient residential setting with excellent access to schools, shops and transport links, making it a well-placed location for families, first-time buyers and commuters alike.

selling quality
property since 1995

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Dimensions

GROUND FLOOR

Entrance Hallway

1.57m x 1.30m

Kitchen

4.93m x 4.01m

W/C

1.45m x 1.73m

Living Room

3.38m x 4.98m

FIRST FLOOR

Bedroom One

2.74m x 4.98m

Bedroom Two

3.73m x 2.13m

Bedroom Three

2.72m x 2.72m

Bathroom

1.65m x 2.82m

Floor Plan



Total area: 844.00 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.

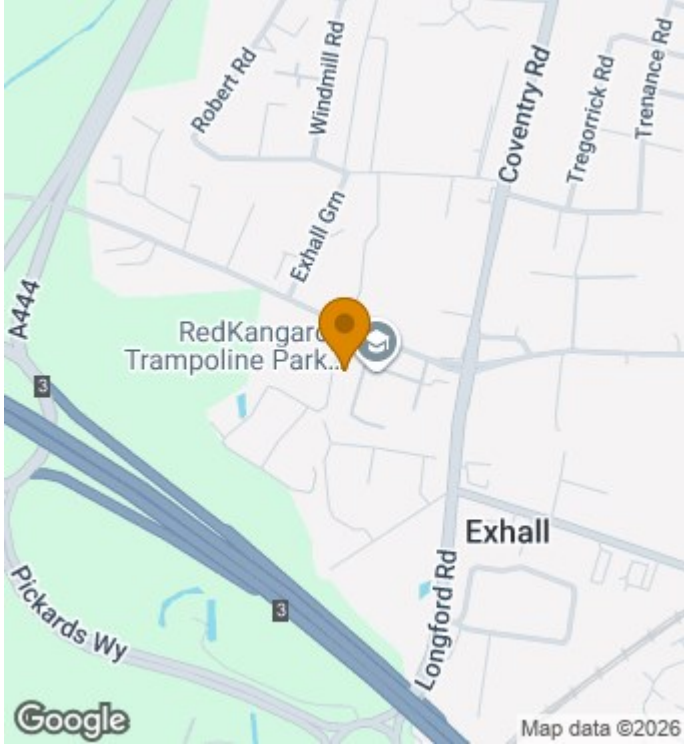
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

