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Property Experts



Moreall Meadows  
CV4 7HL

# Moreall Meadows

## CV4 7HL

\*\*\*WALKING DISTANCE TO WARWICK UNIVERSITY\*\*\*NO CHAIN\*\*\*EXECUTIVE DEVELOPMENT\*\*\*

Nestled in the esteemed area of Gibbet Hill, Coventry, this executive detached family residence offers a perfect blend of comfort and convenience. With four spacious bedrooms and three well-appointed bathrooms, this home is designed to accommodate modern family living with ease.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings at home.

There is access to the garage and spaces for up to two cars on the driveway. The large front garden has manicured lawns and planting and the rear is also a great size, fully enclosed with a lawn and patio ideal for entertaining.

The location is particularly advantageous, as it is within walking distance to Warwick University, making it an excellent choice for families with students or those working at the university. Additionally, the nearby Canon Park Shopping area offers a variety of shops and amenities, catering to all your daily needs.

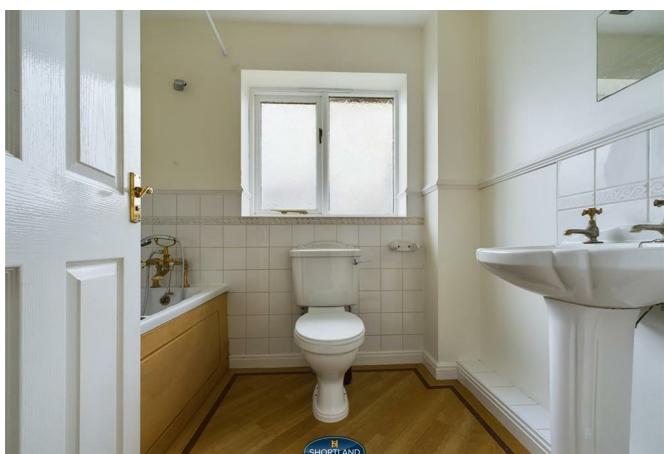
For those who enjoy exploring, the property is conveniently situated with easy road access to Coventry city centre via the picturesque tree-lined Kenilworth Road. Furthermore, it is perfectly positioned for visits to the historic towns of Kenilworth, Royal Leamington Spa, and Warwick, each offering their own unique charm and attractions.

This residence is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. If you are seeking a family home in a prime location, this property in Moreall Meadows is certainly worth considering.









## Dimensions

### GROUND FLOOR

#### Entrance Hallway

#### Lounge

4.78m x 3.58m

#### Dining Room

2.97m x 2.90m

#### Kitchen

4.85m x 2.64m

#### W/C

#### Garage

3.86m x 2.49m

### FIRST FLOOR

#### Bedroom One

4.80m x 2.51m

#### Bedroom Two

3.76m x 3.66m

#### Bedroom Three

4.01m x 2.64m

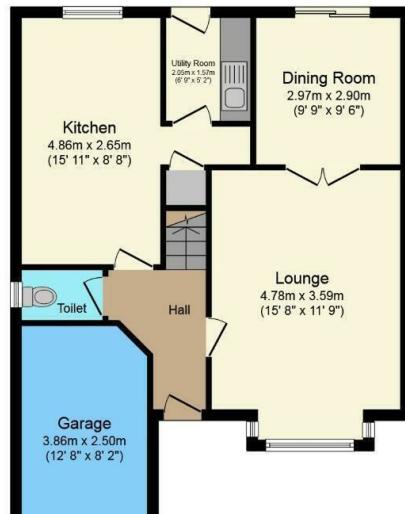
#### Bedroom Four

2.79m x 2.39m

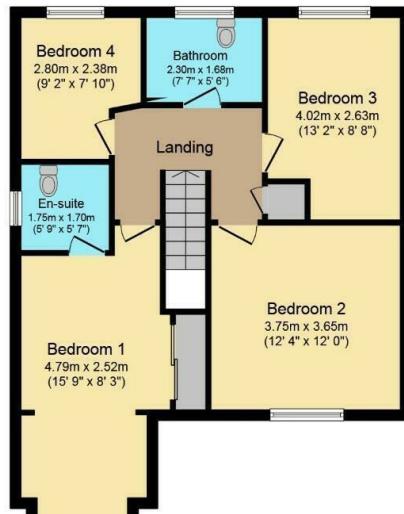
#### Bathroom

2.31m x 1.68m

## Floor Plan



Ground Floor



First Floor

Total floor area 128.3 sq.m. (1,381 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

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

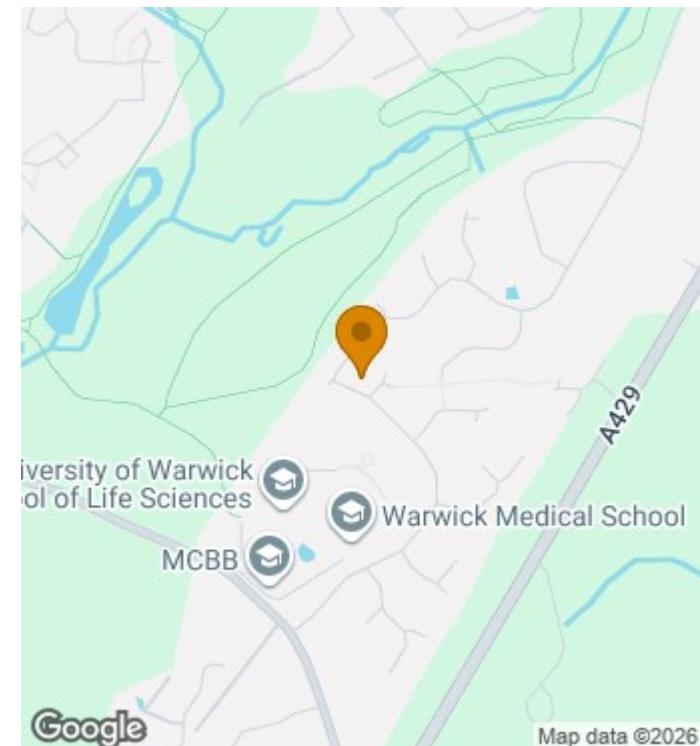
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

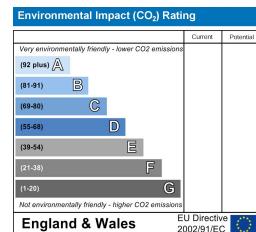
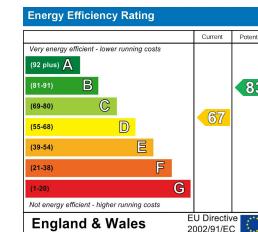
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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