



Gretna Road
Finham, Coventry





Gretna Road

Finham, Coventry, CV3 6DT

An immaculately presented and extended traditional mid-terrace property situated within this highly popular location within the Finham Park and Finham Primary School catchment areas. The property also has excellent links via the nearby A45 dual carriageway and is deserving of an early inspection to avoid disappointment. The uPVC double glazed and gas centrally heated accommodation briefly comprises porch, reception hall, attractive through lounge/dining room with feature fireplace, fully extended kitchen/breakfast room with a comprehensive range of fitted units with built-in and integrated appliances, first floor landing, three bedrooms all having fitted wardrobes, modern fully tiled shower room, block paved front driveway providing off road parking, enclosed sunny lawn rear garden and rear vehicular access leading to a detached concrete sectional garage.



Porch

A uPVC Entrance Door with inset obscure double glazed fanlight set into an arched surround leads to a Porch Entrance with uPVC obscure double glazed Entrance Door with matching top and side panels leading into the:

Reception Hall

With central heating radiator, telephone point, staircase leading off to the first floor with useful under-stairs cloaks cupboard housing the gas and electric meters and doors off to:

Through Lounge/Dining Room

25'9 x 10'10 min - 11'11 max (7.85m x 3.30m min - 3.63m max)

With uPVC double glazed front bay window, central heating radiator, feature marble fireplace with wood surround and inset living flame stainless steel pebble effect gas fire, TV aerial, two ceiling light points, further central heating radiator and double opening glazed panelled doors opening onto:

Superb Open-Plan Extended Breakfast Kitchen 20' max x 17'6 max (6.10m max x 5.33m max)

With a comprehensive range of fitted units comprising work top surfaces on three sides, part forming a breakfast bar feature with double door cupboard with drawers below, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, double door base cupboard below, corner door base cupboard, integrated dishwasher, two double door base cupboards with drawers, three drawer base unit, wine rack feature and space and plumbing for an automatic washing. Tall integrated fridge/freezer, tall pull-out pantry style cupboard, inset four ring ceramic hob with built-in electric oven below and fitted extractor hood above, three double and two single door matching wall cupboards, tiled splash-backs in complementary ceramics, tiled floor, central heating radiator, four ceiling light points, uPVC double glazed rear window and uPVC double glazed sliding patio doors leading on to the rear garden.

Landing

With access to loft space and doors off to:

Bedroom One

14'2 x 11'1 (4.32m x 3.38m)

With uPVC double glazed front bay window, central heating radiator and range of fitted bedroom furniture comprising dressing table with drawers below and double door high level cupboard above and two double and one single door wardrobes.

Bedroom Two

11'2 x 10'10 (3.40m x 3.30m)

With uPVC double glazed rear window, central heating radiator, range of fitted bedroom furniture comprising two double and one single door wardrobes (one of which also houses the central heating boiler) and central dressing table with drawer below and high level cupboard above.

Bedroom Three

7'11 x 6'9 (2.41m x 2.06m)

With uPVC double glazed front window, central heating radiator, fitted bedroom furniture comprising one and a half door wardrobes, drawer units and double and single door high level cupboards.

Fully Tiled Shower Room

With a modern white suite comprising enclosed corner shower tray, sliding screen, mixer shower, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls in complementary ceramics, inset ceiling spotlighting and uPVC obscure double glazed rear window.

Front

There is a block paved front providing off road parking for two vehicles.

Rear Garden

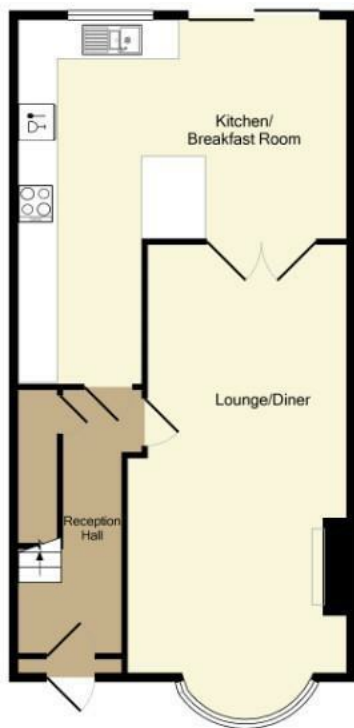
There is an enclosed sunny rear garden with paved patio area, outside tap and light, lawn garden beyond with substantial fencing, central pathway, small wooden garden shed and rear pedestrian gate.

Garage

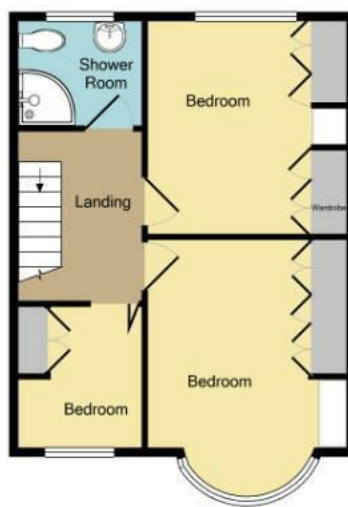
A rear vehicular access from Kingscote Grove leads to a detached Concrete Sectional Garage with double opening wooden front doors and a personal door into the garden.



Call for your **FREE VALUATION**



Ground Floor



1st floor

Measurements are approximate. Not to scale. Illustrative purposes only.
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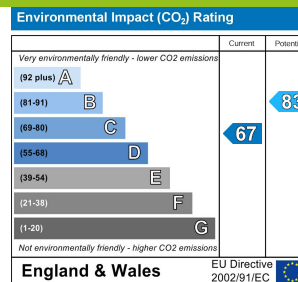
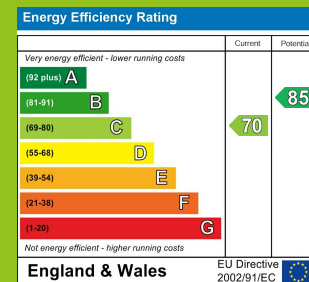
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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