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Warwick Road  
CV8 1HY



# Warwick Road

## CV8 1HY

A superb opportunity to purchase a three bedroom detached home sitting on superb plot in the heart of Kenilworth. The property is within walking distance to the high street, local shops, amenities and Kenilworth train station. Supermarkets like Waitrose, Sainsburys just up the road with a plethora of good restaurants, pubs and bars. This property has huge potential to extend further to make a superb family home and is also offered with the benefit of no upward chain.

Briefly the property comprises of the hallway leading through to the kitchen with fitted wall and base units and appliance's and a door leading to the garden. There is an open plan lounge with stairs leading to the first floor and a door leading to a second sitting room. The ground floor also has a w/c. On the first floor there are three double bedrooms and a spacious family bathroom.

Outside to the front there is a large driveway with off road parking and a double garage with an up and over door. The rear garden is a super size for a property in the centre of Kenilworth town centre giving this property a huge amount of potential to make a superb home.

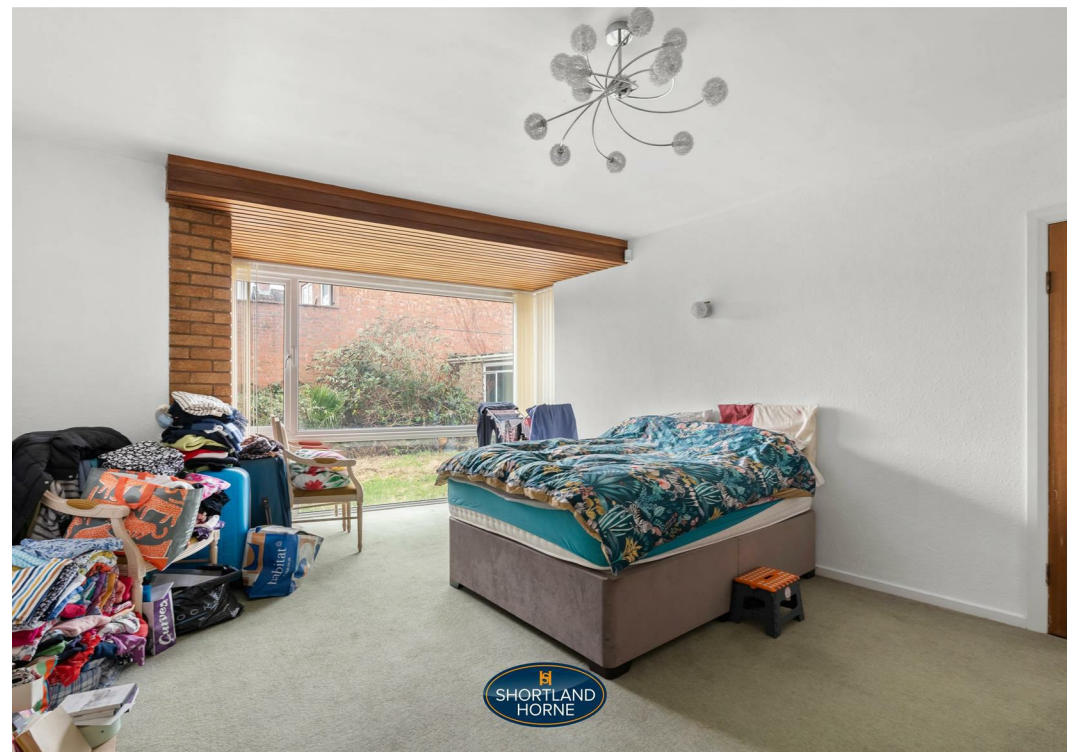
Shortland Horne strongly suggest a viewing on this super project to appreciate what this home has to offer.



selling quality  
property since 1995









# Kenilworth Town Centre







## Dimensions

### GROUND FLOOR

Storm Porch

Entrance Hall

Kitchen

4.09m x 3.02m

Utility/WC

Reception Hall

Dining Room

4.11m x 3.02m

Lounge

6.20m x 3.99m

### FIRST FLOOR

Bedroom One

4.37m x 3.43m

Bedroom Two

4.09m x 3.00m

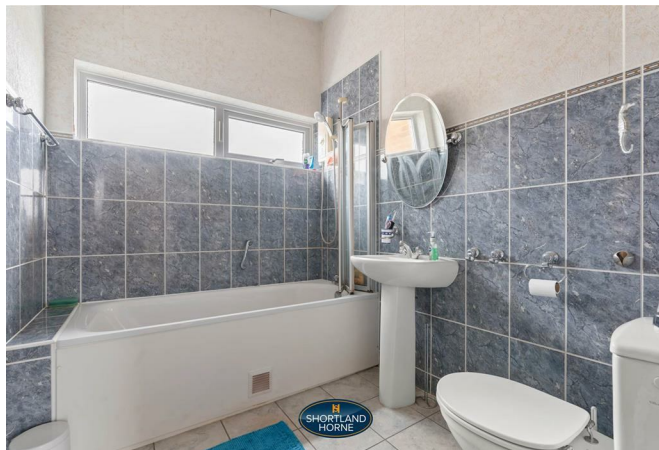
Bedroom Three

3.96m x 3.02m

Bathroom

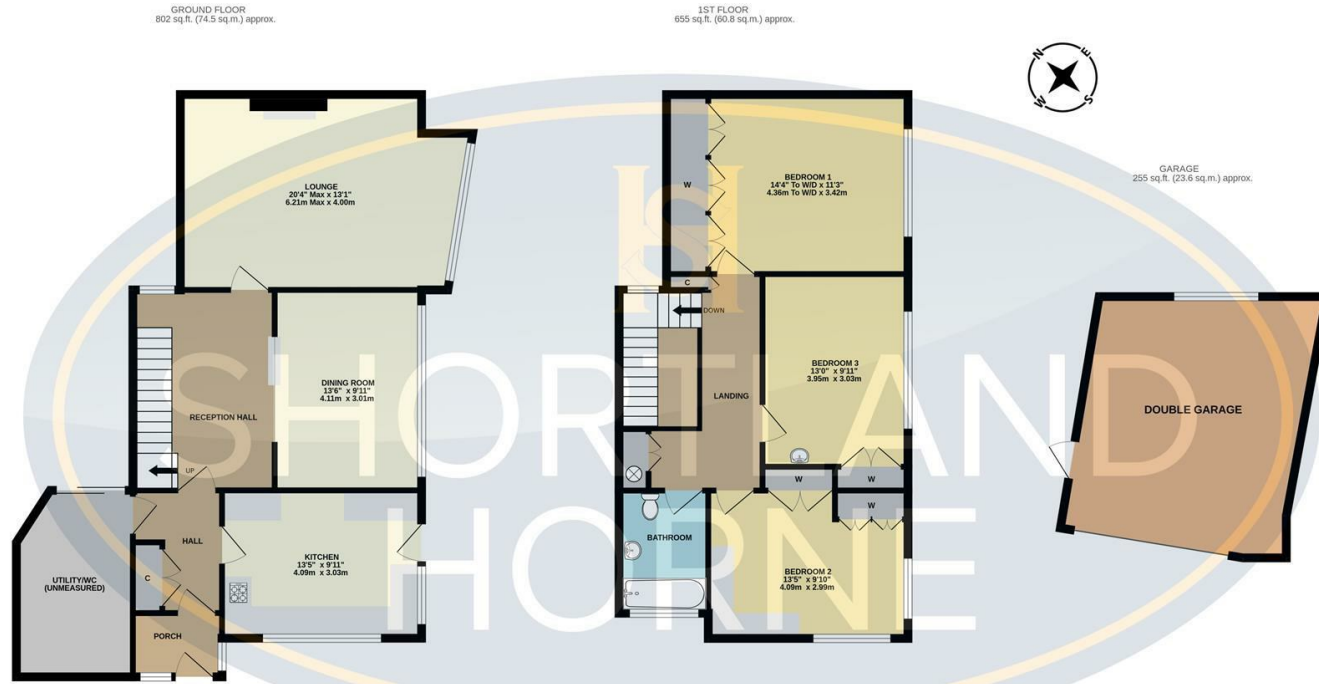
### OUTSIDE

Double Garage





# Floor Plan



TOTAL FLOOR AREA: 1711 sq.ft. (158.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 operability or efficiency can be given.  
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### 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

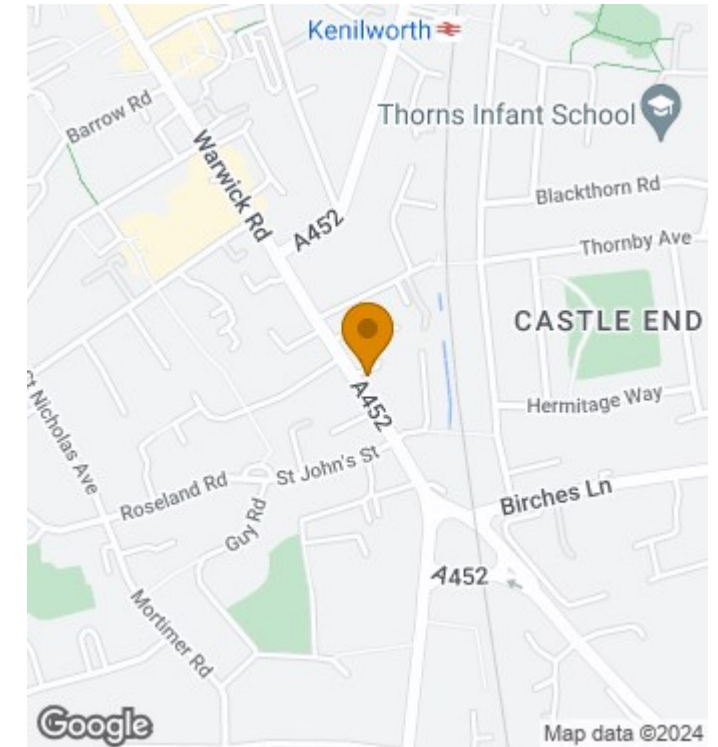
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

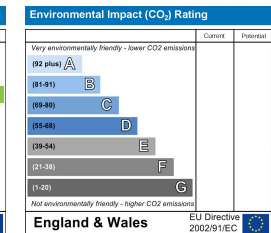
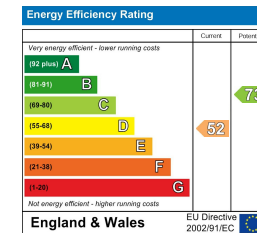
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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