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Fivefield Road  
Keresley End CV7 8JE

# Fivefield Road

## CV7 8JE

A UNIQUE FIVE BEDROOM DETACHED FAMILY HOME WITH ITS VERY OWN SELF CONTAINED ANNEX!!!

Situated on a generous plot in a semi-rural location, this exceptional 5-bedroom detached family home showcases a harmonious blend of contemporary design and timeless charm. Upon entering, you are greeted by a bright and welcoming entrance hallway that leads to a thoughtfully designed open plan living room overlooking the front driveway and a snug/family area. The heart of this beautiful home is the modern kitchen with granite worktops, featuring high-end appliances to include double ovens, a dishwasher, gas hob and space for an American fridge/freezer, a breakfast bar, and ample storage spaces. From the Kitchen there are doors that lead out to a shower room and a very useful utility. This stunning home also comes equipped with a one bedroom annex with kitchenette and a wet room.

The first floor boasts a luxurious family bathroom with corner bath and a separate walk in shower and four double bedrooms with the main principle bedroom featuring an en-suite bathroom.

Stepping outside, the expansive gardens offer a sanctuary for outdoor leisure, with manicured lawns, flourishing gardens, and a tranquil patio area for al fresco dining and entertaining.

Conveniently located within easy reach of local amenities, reputable schools, and scenic walking paths, this residence presents an unparalleled opportunity for a discerning family seeking a tranquil yet connected lifestyle

selling quality  
property since 1995





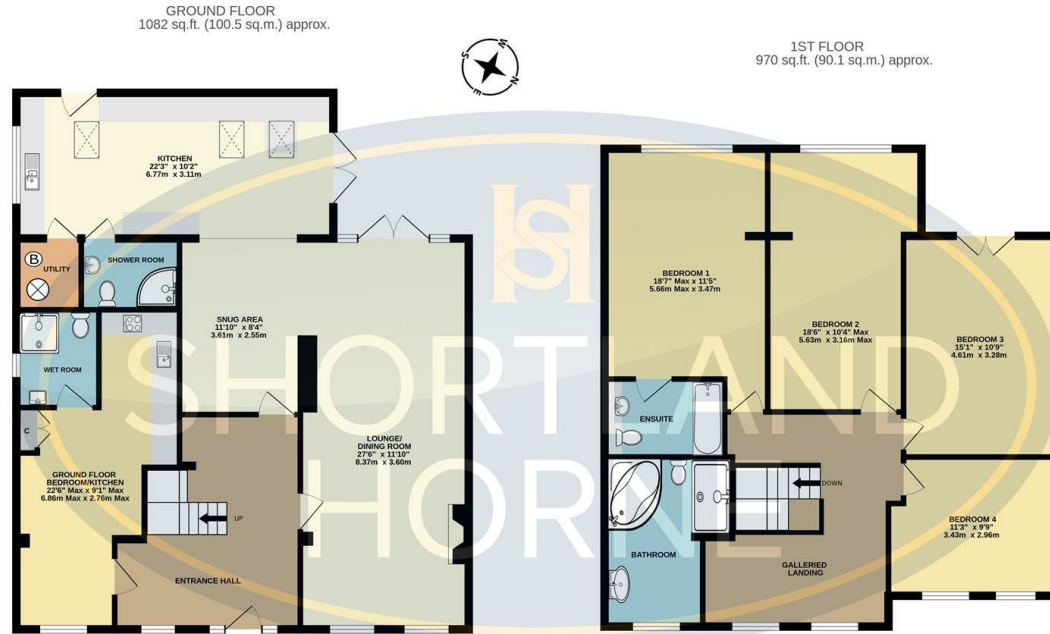




## Dimensions

<b>GROUND FLOOR</b>	<b>Bedroom Three</b> 4.60m x 3.28m
<b>Entrance Hallway</b>	
<b>Lounge/Dining Room</b> 8.38m x 3.61m	<b>Bedroom Four</b> 3.43m x 2.97m
<b>Snug Area</b> 3.61m x 2.54m	<b>Bathroom</b>
<b>Kitchen</b> 6.78m x 3.10m	
<b>Shower Room</b>	
<b>Utility</b>	
<b>Ground Floor Bedroom/Kitchen</b> 6.86m x 2.77m	
<b>Wet Room</b>	
<b>FIRST FLOOR</b>	
<b>Bedroom One</b> 5.66m x 3.48m	
<b>En-Suite</b>	
<b>Bedroom Two</b> 5.64m x 3.15m	

# Floor Plan



TOTAL FLOOR AREA: 2052 sq.ft. (190.7 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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Total area: 2052.00 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

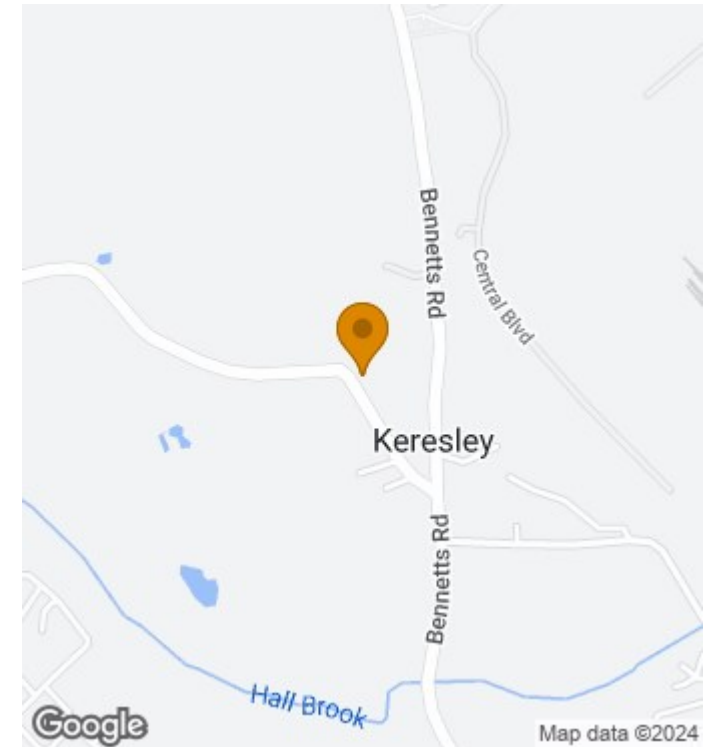
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

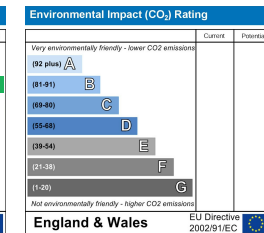
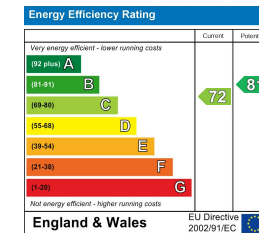
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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