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Birches Lane  
CV8 2BF

# Birches Lane

## CV8 2BF

Set in the highly sought after cul-de-sac location of the 'Conifers' just off Birches Lane in Kenilworth you will find his stunning executive five bedroom detached family home. Shortland Horne believe this is a very rare opportunity to purchase a spacious family home with a beautiful spacious rear garden.

Briefly the downstairs accommodation comprises of a galleried landing leading through to the lounge with a lovely bay window to the front elevation and a feature open fire with double doors leading to the dining room. The dining room has double doors leading to the garden and a door leading to the main feature of the house, the kitchen/breakfast room. The kitchen breakfast room has been recently been updated with quality fitted wall and base units, quality work surfaces and appliances. The breakfast dining area has double doors leading to the garden and is the ideal entertaining space. The downstairs accommodation also has a spacious utility room with wall and base units, fitted appliances and a door leading to the garden. The ground floor also has a study with a bay window and fitted furniture a cloak room and w/c.

On the first floor you will find five double bedrooms and a spacious family bathroom. The spacious master bedroom suite is stunning with fitted wardrobes in the dressing room and a wonderful en suite bathroom with a walk in shower, separate bath, low flush w/c and two wash hand basins. The second bedroom has the benefit of fitted wardrobes and an ensuite shower room. There are three further double bedrooms all with views over the rear garden. The family bathroom is a superb size with a corner bath, separate shower, low flush w/c and wash hand basin.

Outside to the front is a block paved driveway providing parking for a number of cars and a detached double garage with an electric up and over door. The rear garden has been professionally landscaped and is fully enclosed with mature shrubs and trees and a paved patio ideal for alfresco dining.

**selling quality**  
property since 1995







  
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## Dimensions

### Ground Floor

Entrance Hallway

Lounge

6.19 x 4.10

Dining Room

4.11 x 4.00

Kitchen / Breakfast Room

9.44 x 3.58

Study

4.10 x 2.62

Utility Room

W/C

First Floor

Master Bedroom

5.14 x 4.10

Dressing Room

En Suite

4.10 x 2.88

Bedroom 2

5.08 x 4.10

En Suite

Bedroom 3

4.11 x 3.52

Bedroom 4

3.61 x 2.90

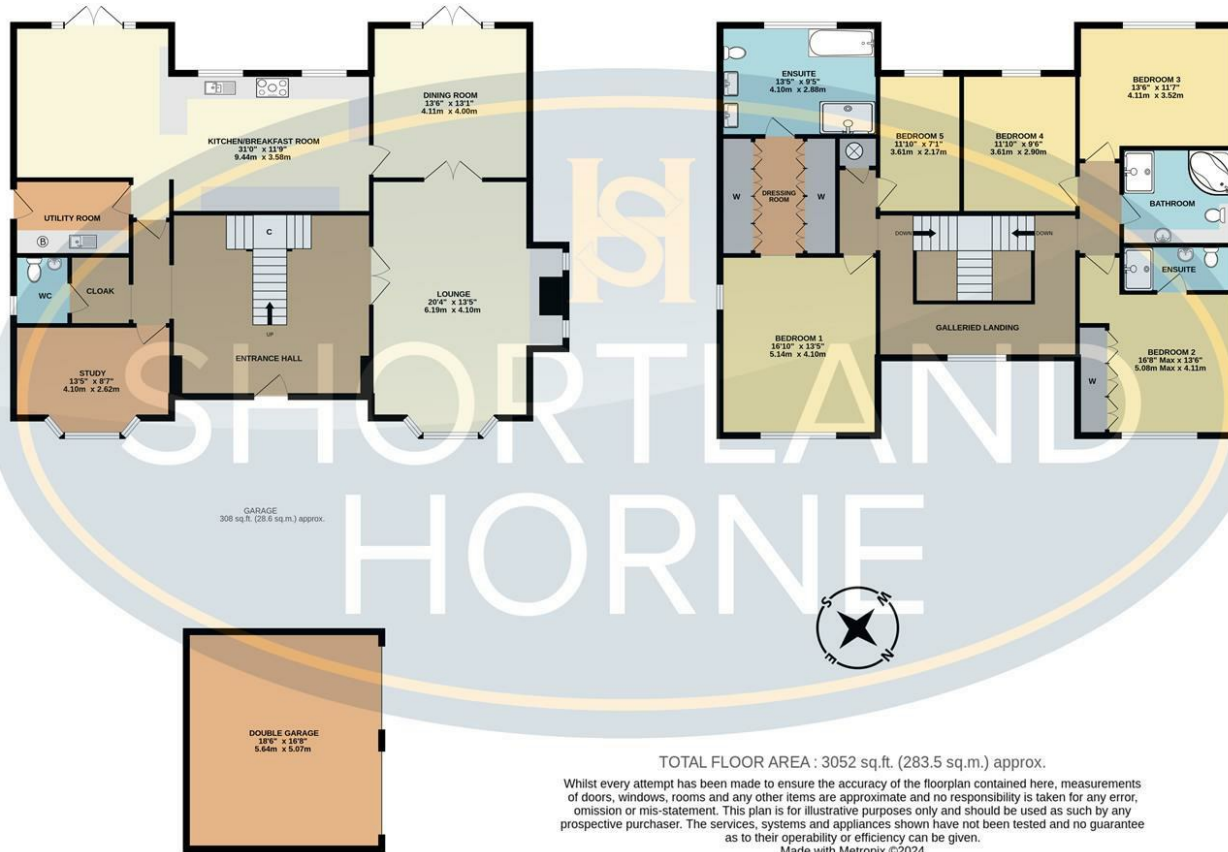
Bedroom 5

3.61 x 2.17

Bathroom

GROUND FLOOR  
1400 sq. ft. (130.0 sq.m.) approx.

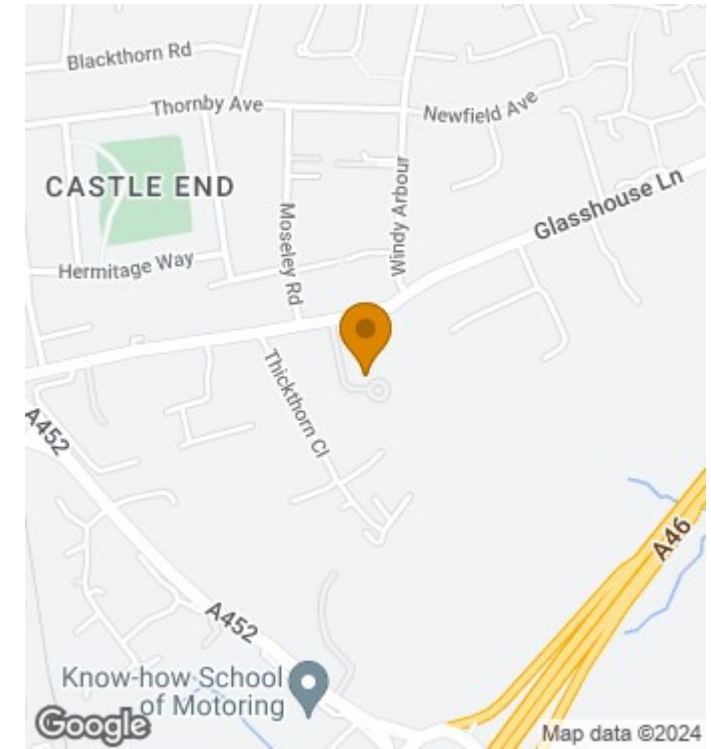
1ST FLOOR  
1344 sq. ft. (124.9 sq.m.) approx.



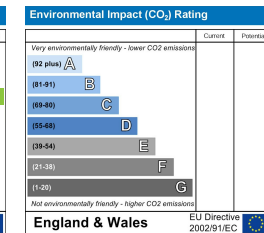
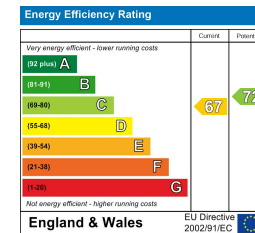
TOTAL FLOOR AREA : 3052 sq.ft. (283.5 sq.m.) approx.

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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## Location Map



## EPC



### 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.



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