



  
SHORTLAND  
HORNE

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Property Experts



Sixpence Close  
CV4 8HL

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Shortland Horne are delighted to be marketing this impressive Taylor Wimpey built two storey four bedroom detached house on the edge of a pleasant cul-de-sac setting.

The accommodation comprises of an entrance hall, lounge through to the dining room with double doors to the conservatory. A superb kitchen with a rangemaster hob and double oven beneath, fridge, freezer and dishwasher. Utility room with a space and plumbing for washing machine and study.

To the first floor you will find a spacious landing with four double bedrooms, two benefiting from ensuite shower rooms and built in wardrobes, the main bathroom is fitted with a white suite and shower over the bath.

The property affords direct access via double width driveway for four vehicles.

The property is within close distance of both Westwood Business Park and Warwick University as well as a few minutes drive to Burton Green local countryside and Kenilworth.

selling quality  
property since 1995







# Dimensions



# Floor Plan



Total area: 1905.00 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

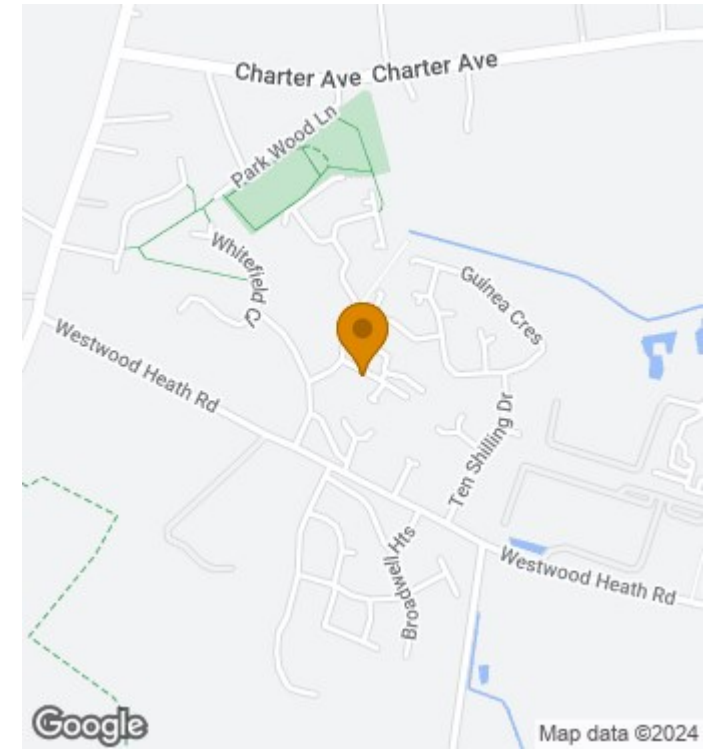
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

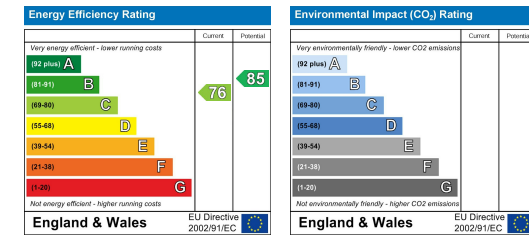
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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