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Leamington Road  
CV3 6GF



# Leamington Road

\* STUNNING DETACHED FAMILY RESIDENCE SET OVER THREE FLOORS \* OPEN VIEWS TO THE FRONT ACROSS THE WAR MEMORIAL PARK \* WITHIN WALKING DISTANCE OF CITY CENTRE & RAILWAY STATION \* HUGE POTENTIAL \* FIVE RECEPTION ROOMS \* FOUR WELL PROPORTIONED BEDROOMS \* GARAGE & CAR PORT \* NO UPWARD CHAIN \*

Shortland Horne are pleased to be marketing this well appointed unique architect designed mid century detached property set in the sought after residential road of Leamington Road which enjoys views directly across The War Memorial Park. The property is set over three floors offering a super family home and has super potential to extend further with the added benefit of no upward chain.

This family home has many of the original features including solid mahogany room divider shelving units, open plan with sliding doors, Solid oak board and parquet feature floors.

The property briefly comprises of the reception hall, leading through to a bayed feature window overlooking the rear garden which compliments the property giving lots of natural light through to the dining room, lounge and study. The kitchen is fitted with wall and base units, appliances and W/C. There is a access to the lower ground where there is a fitted utility room, family room, store and access to the garden.

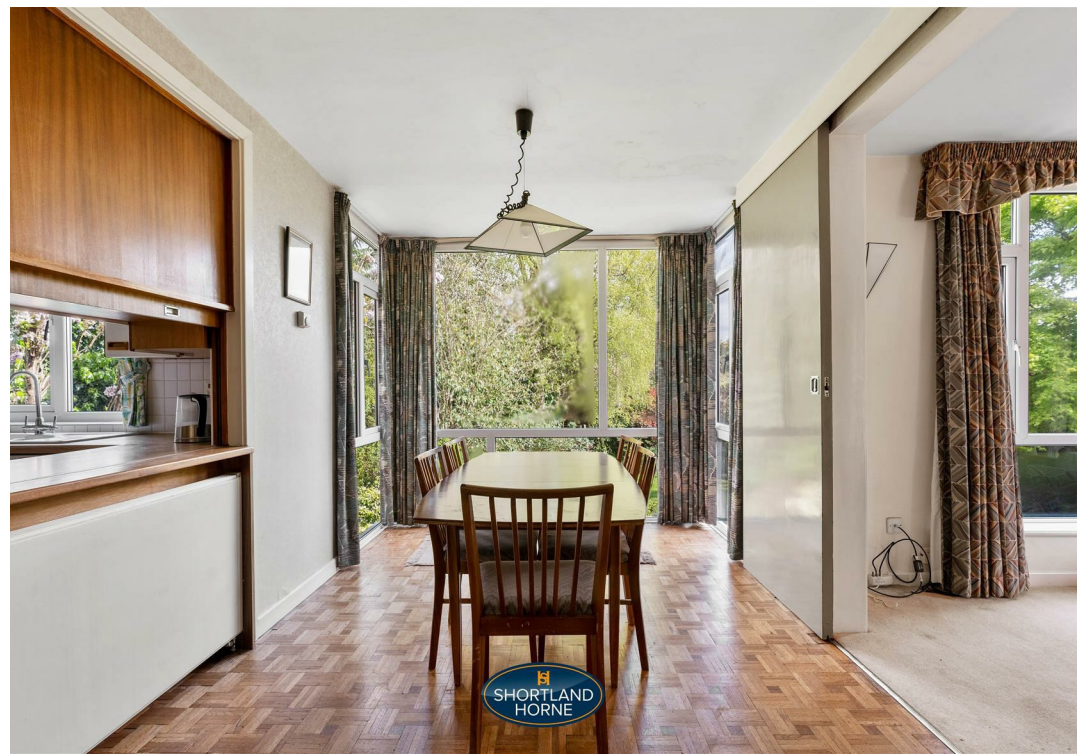
To the first floor the galleried landing leads to the four well proportioned bedrooms all with fitted wardrobes and a family bathroom with the front overlooking the Memorial Park and the rear across Cheylesmore.

The property enjoys direct access with plenty of car parking leading to the garage and car port. The private rear garden is fully enclosed and mainly laid to lawn with mature shrubs and trees and a paved patio area ideal for outside entertaining.

The property is within walking distance of Coventry Train Station to commute to London in an hour, King Henry VIII School and the City Centre and a stones throw directly opposite the War Memorial Park.

selling quality  
property since 1995







  
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BUS STOP



## Dimensions

### Ground Floor

Hallway

Kitchen/Breakfast Room

5.40 x 3.37

Dining Room

4.11 x 2.63

Lounge

5.11 x 3.55

Study

3.55 x 2.28

W/C

Lower Ground Floor

Hallway

Family Room

7.34 x 3.23

Utility Room

5.39 x 2.82

Shower Room

Store

### First Floor

Bedroom 1

5.74 x 3.98

Bedroom 2

3.45 x 3.20

Bedroom 3

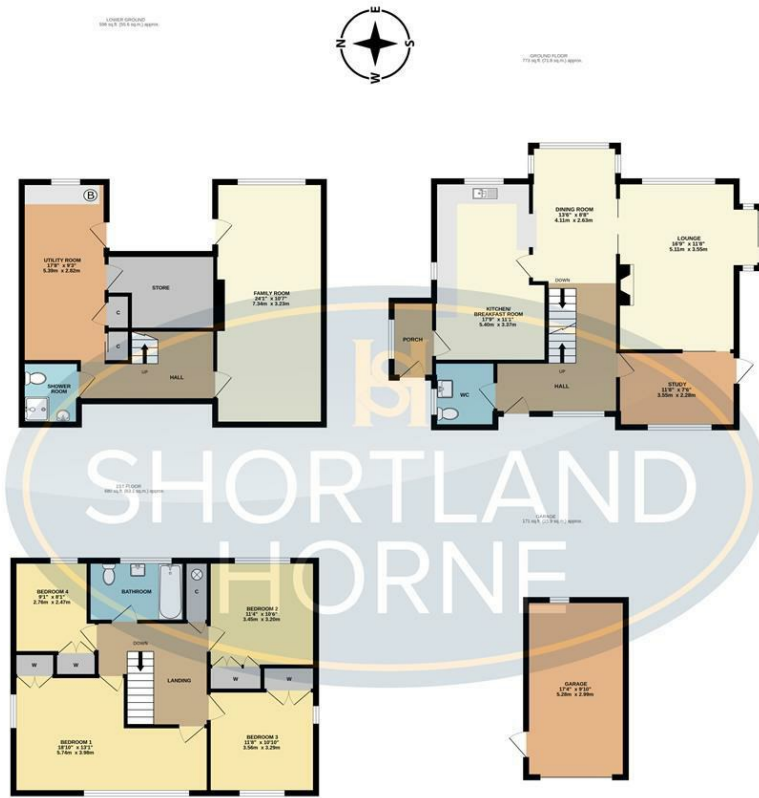
3.56 x 3.29

Bedroom 4

2.76 x 2.47

Bathroom

# Floor Plan



TOTAL FLOOR AREA : 2221 sq.ft. (206.4 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

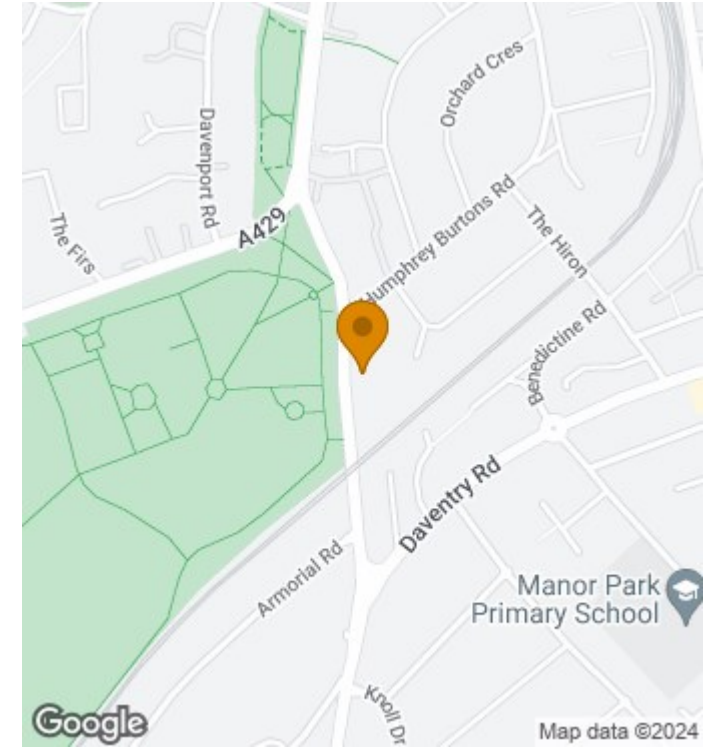
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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