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Karlingford Close
Canley CV5 6QF

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Welcome to Karlingford Close, Coventry - a charming location for this exceptional detached family home. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, including three spacious double rooms and a cosy single bedroom, there is ample space for the whole family to unwind.

The house features two bathrooms, including a family bathroom and an en-suite shower room, ensuring convenience and comfort for all residents. The orangery is a delightful addition, providing a bright and airy space to enjoy the picturesque views of the garden throughout the year.

Situated on a very generous plot, this home has been lovingly extended and improved by the current owners, making it a truly unique find in the area. Whether you are looking for a peaceful retreat or a place to host gatherings, this property offers the perfect blend of privacy and space.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful setting. Contact us today to arrange a viewing and experience the charm of Karlingford Close for yourself.

Location - Karlingford Close is a charming, neighbourhood filled with only four appealing homes. Its convenient location allows for easy walks to Canley Train Station, Earlsdon, and The University of Warwick. Canley Road, a significant thoroughfare connecting Birmingham and the Midlands Motorway Network, is just a short distance away.









Dimensions

GROUND FLOOR **Bedroom Four**
2.72m x 2.57m

Entrance Hallway **Bathroom**

Lounge/Dining Room
7.70m x 5.05m

Study
2.77m x 2.39m

Kitchen
5.13m x 5.05m

Orangery
5.26m x 3.05m

W/C

Garage

FIRST FLOOR

Bedroom One
5.36m x 3.66m

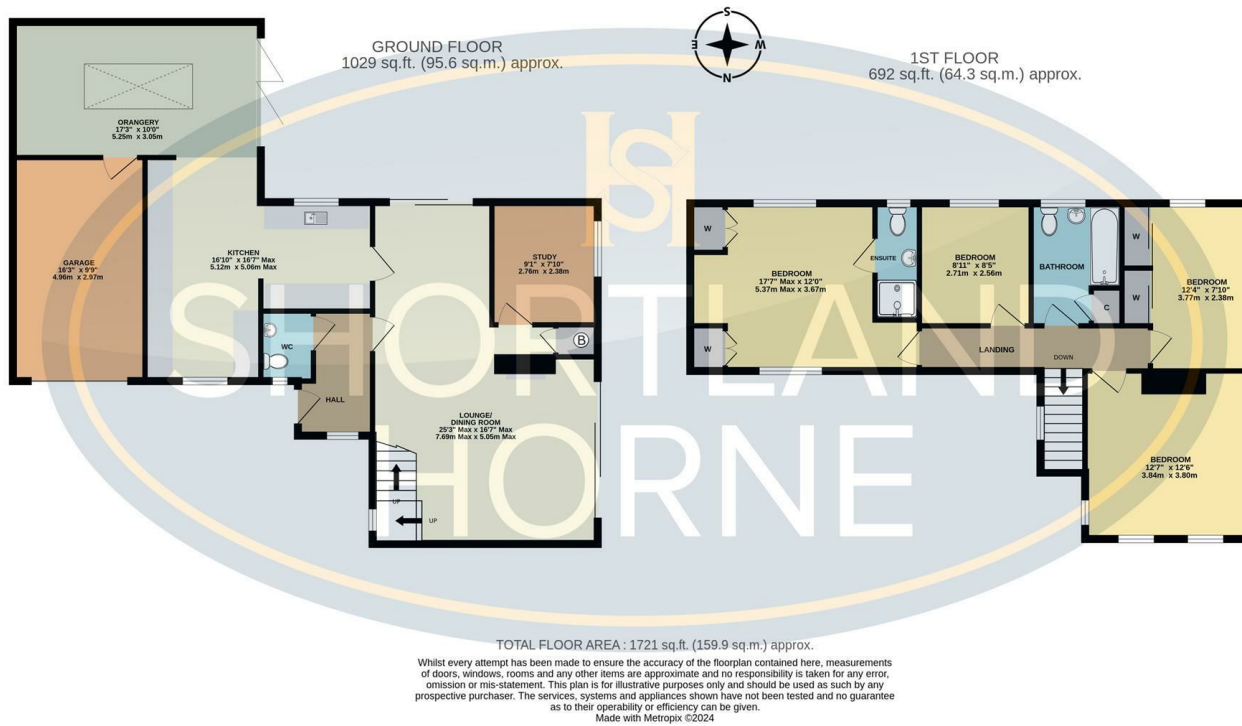
En-Suite

Bedroom Two
3.84m x 3.81m

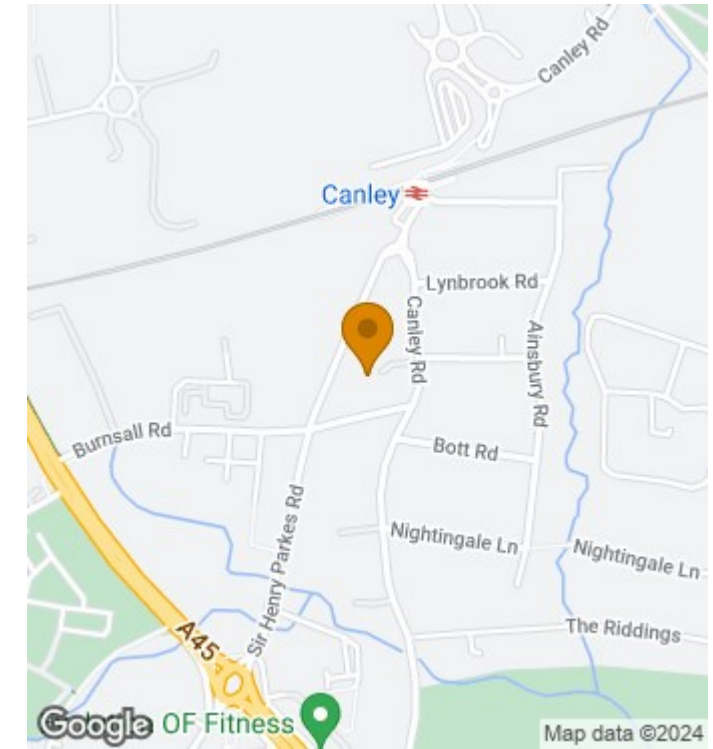
Bedroom Three
3.76m x 2.39m



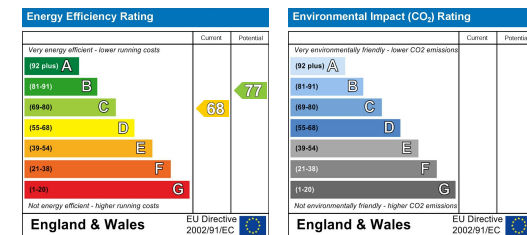
Floor Plan



Location Map



EPC



Total area: 1721.00 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.



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