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Inchbrook Road
CV8 2EW

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Located on Inchbrook Road in the charming town of Kenilworth, this superb five-bedroom detached house is a dream come true for those seeking a home with immense potential. Set on a fantastic plot and with far reaching views to rear, the outside space with this property will truly take your breath away.

As you step inside, you are greeted by three spacious reception rooms that offer endless possibilities for entertaining and relaxation. The ground floor boasts a breakfast kitchen, a sitting/dining room, a cosy lounge, a versatile fifth bedroom, a convenient utility room, a downstairs WC and shower room, as well as an office and workshop - perfect for those who work from home or enjoy DIY projects.

Venturing upstairs, you will find four generous double bedrooms, ideal for accommodating family and guests. The family bathroom and separate WC ensure convenience and privacy for all residents.

One of the highlights of this property is the stunning garden, which is beautifully landscaped and offers breathtaking views over open fields. Imagine enjoying your morning coffee or hosting summer barbecues in this picturesque setting.

To the front of the property, there is ample off-road parking and a garage, providing plenty of space for vehicles and storage.

Don't miss out on the opportunity to make this magnificent property your own and create the home of your dreams in this idyllic location.

selling quality
property since 1995







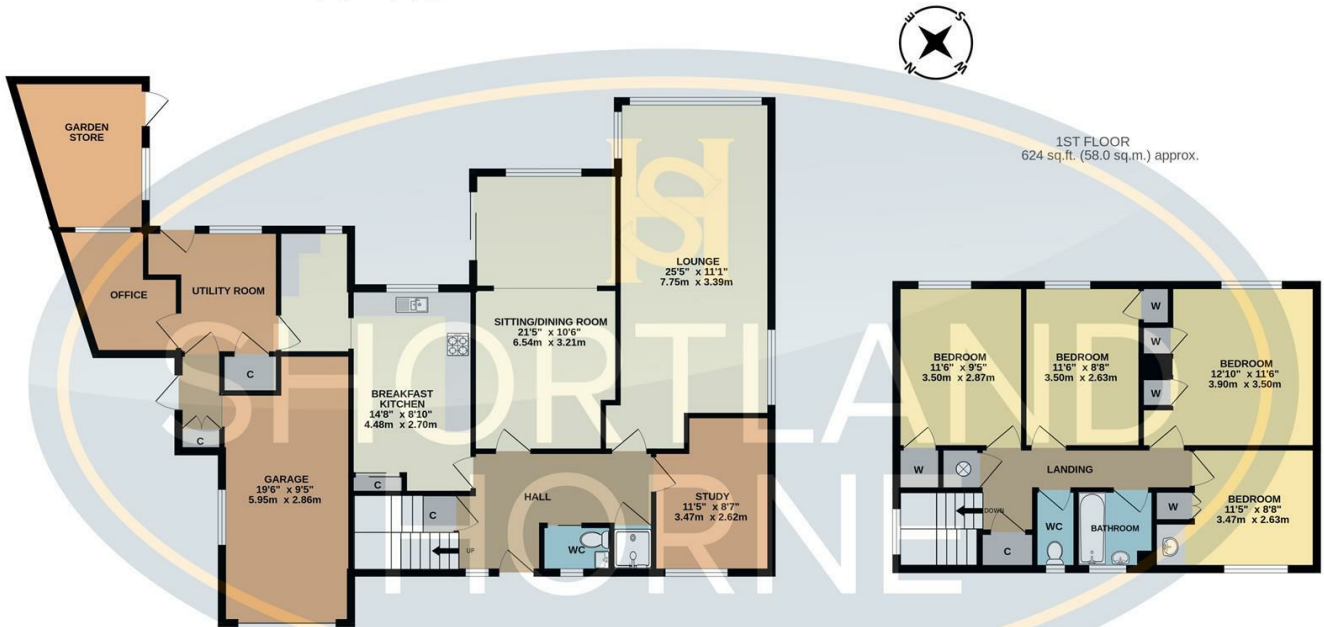

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Dimensions

Ground Floor	Bedroom 3
Hallway	3.50 x 2.63
Breakfast/Kitchen	Bedroom 4
4.48 x 2.70	3.47 x 2.63
Sitting/Dining Room	Bathroom
6.54 x 3.21	Outside
Lounge	Garage
7.75 x 3.39	5.95 x 2.86
Bedroom 5	
3.47 x 2.62	
Utility Room	
Office	
Garden Store	
W/C Shower Room	
First Floor	
Bedroom 1	
3.90 x 3.50	
Bedroom 2	
3.50 x 2.87	

GROUND FLOOR
1342 sq.ft. (124.6 sq.m.) approx.

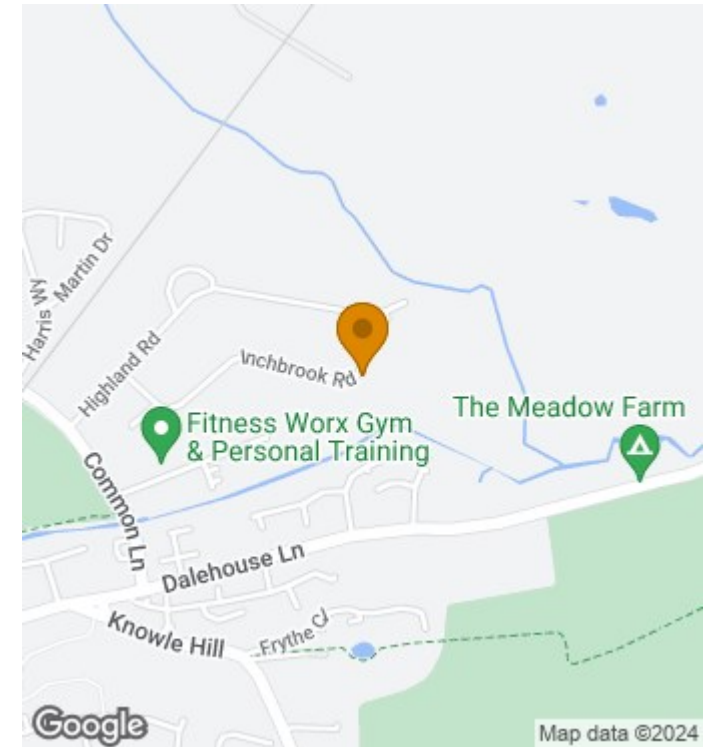


1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.

TOTAL FLOOR AREA : 1966 sq.ft. (182.6 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

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

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

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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