



Trusted
Property Experts



Knoll Croft
Styvechale CV3 5BZ

Knoll Croft

CV3 5BZ

A WONDERFUL OPPORTUNITY TO PURCHASE A SUPERB FAMILY HOME SET IN THE HIGHLY SOUGHT AFTER LOCATION OF KNOLL CROFT.

This most impressive extended four-bedroom detached home with over 2200 square feet of living space is situated in the desirable and exclusive location of Knoll Croft, Styvechale.

Knoll Croft is ideally placed, being within walking distance of Coventry train station, that has direct routes to Birmingham New Street and London Euston Station. The property is also in walking distance to the War Memorial Park and a short distance into Coventry City Centre, Leamington Spa, and Warwick University.

This beautiful property has been extended and improved by the current owners to provide comfortable family living. The ground floor offers an entrance porchway with a door leading through to a 21ft lounge with dual aspect windows, a dining room overlooking the rear garden with sliding doors opening out to the patio, a sitting room which leads to a sun room with two sets of bi-fold doors. The modern fitted breakfast kitchen has Hanex work surfaces, a Corian sink, an integrated dishwasher and microwave, and spaces for a Range Master gas cooker, a fridge/freezer, and a wine cooler. There is a separate pantry and a useful utility area with plumbing for a washing machine & tumble dryer. In addition, there is a study, which could be used as a fifth bedroom, and a shower room. The double garage is accessible from the kitchen.

On the first floor there is a luxury family bathroom and four bedrooms; all the bedrooms are doubles and benefit from built in wardrobes/cupboards. One of the bedrooms also has an additional annex area that is currently used as a home office.

The property is positioned on a very generous sized plot with a tarmacadam driveway providing parking for 4 vehicles and access to the double garage. The rear south facing garden is a fantastic size with a patio, a fishpond, three sheds and a green house. The garden has been beautifully designed with raised beds, composite decking, an orchard with 3 apple trees, 2 pear trees, and plum, cherry and fig trees. There is also a soft fruit garden consisting of blackcurrants, redcurrants, raspberries, gooseberries, blackberries and grapes.



selling quality
property since 1995








SHORTLAND
HORNE



Dimensions

GROUND FLOOR

Entrance Porch

Lounge

6.53m x 3.63m

Dining Room

3.81m x 3.30m

Sitting Room

5.61m x 4.62m

Sunroom

4.06m x 2.44m

Kitchen/Breakfast Room

4.22m x 3.63m

Study/Fifth Bedroom

3.51m x 3.33m

Shower Room

Utility Room

Double Garage

5.61m x 5.51m

FIRST FLOOR

Bedroom One

3.73m x 3.63m

Bedroom Two

3.35m x 3.10m

Bedroom Three

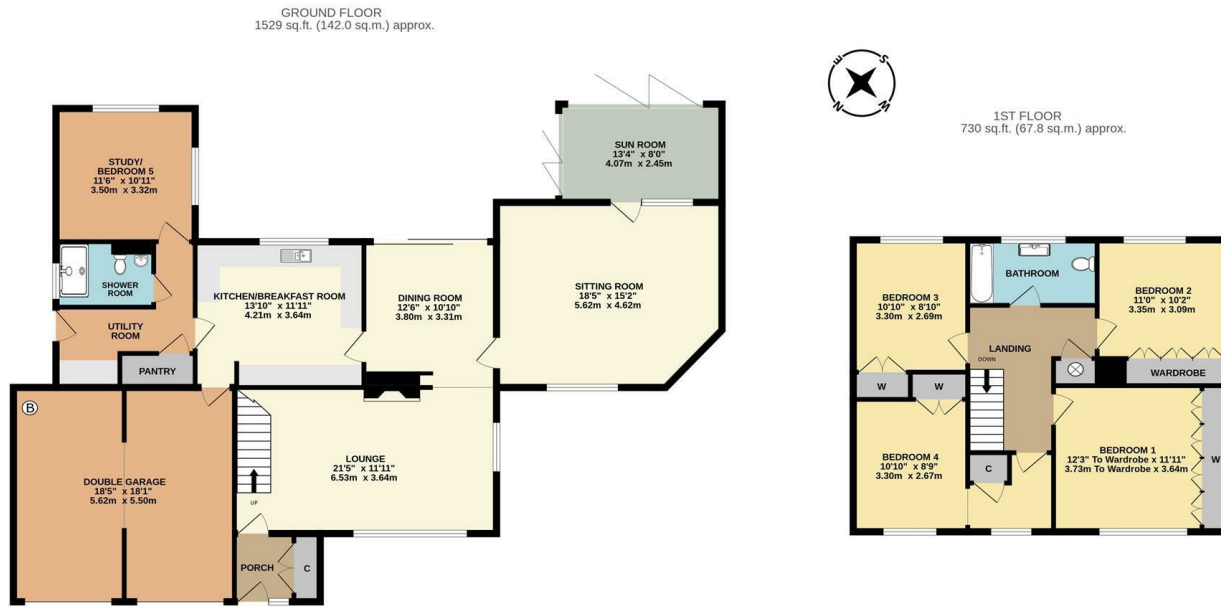
3.30m x 2.69m

Bedroom Four

3.30m x 2.67m

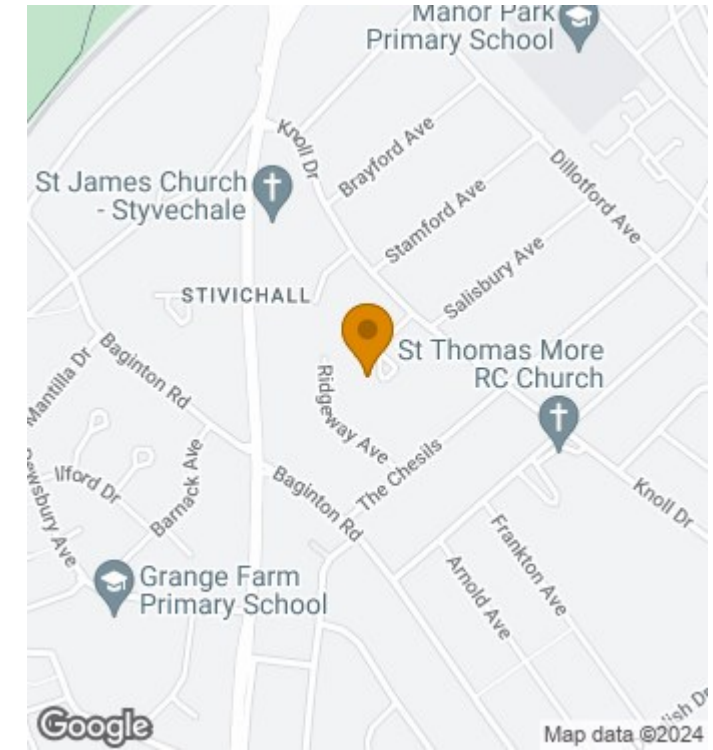
Bathroom

Floor Plan



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.
 Made with Metropix ©2023.

Location Map



Total area: 2259.10 sq ft

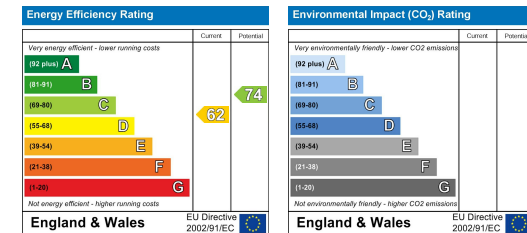
Disclaimer

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 Home.
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 Home 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 Home 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 Home'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 Home 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.

EPC



Trusted Property Experts

02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

Shortland-Horne