




SHORTLAND
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Highland Road
CV8 2EU

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Nestled on Highland Road in the charming town of Kenilworth, this beautiful detached home offers a perfect blend of space, comfort, and style. Boasting three reception rooms, four bedrooms, and two bathrooms, this property is ideal for a growing family looking for a new place to call home. With the added benefit of an annex including kitchenette and downstairs cloakroom.

As you arrive, you'll be greeted by a discreet front driveway that leads to this spacious family abode. The open-plan kitchen and dining area provide the perfect setting for entertaining guests or enjoying family meals together. The property features four double bedrooms, offering ample space for everyone in the household to relax and unwind.

In addition to the main living areas, this home also includes a good sized study and a utility room, providing extra space for work or storage. The annex with a kitchenette offers versatility and could be used as a guest suite, a home office, or a space for older children seeking independence. It is also a great place for children to play where all their toys can be housed away without encroaching on grown up space!

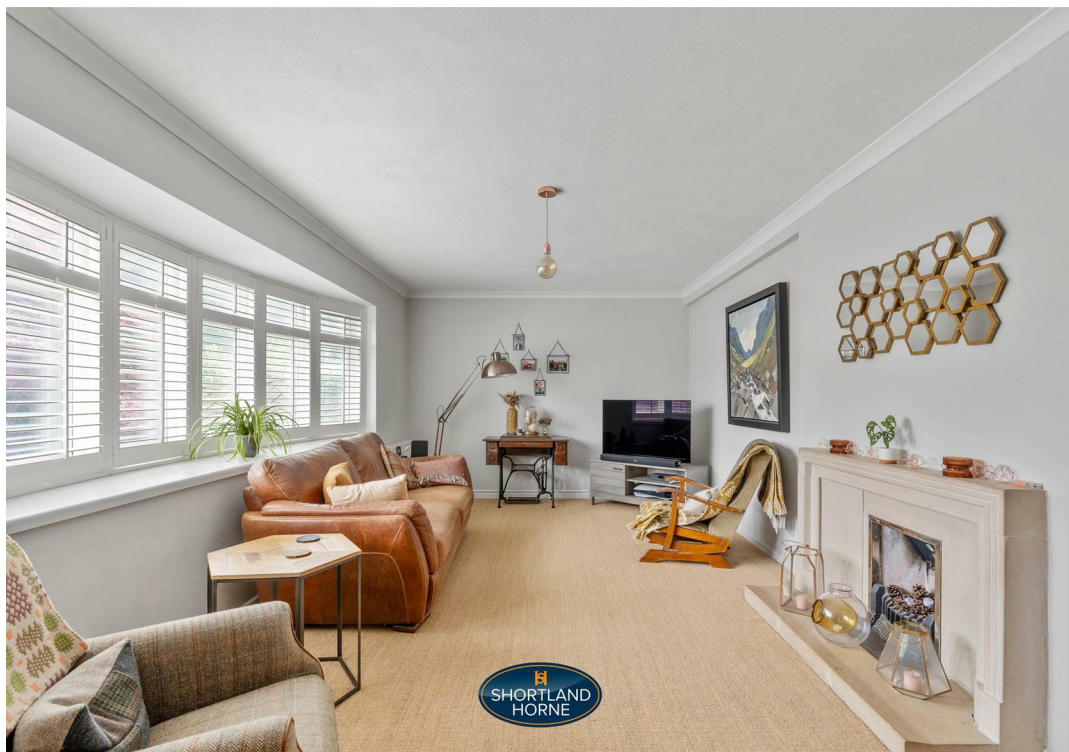
The well-maintained family garden is perfect for children to play in or for hosting summer barbecues. With a patio area the tiered garden is landscaped with lawn and mature shrubs. The pergola is a lovely central piece where the current owners children used to have a swinging rope. For families there also the added benefit of a sunken trampoline (which does require some updating) but has been dug out and ready to go!

Parking is a breeze with space for three vehicles, ensuring convenience for you and your guests.

Located near the picturesque Kenilworth Common, this property offers a peaceful retreat while still being close to local amenities and schools. Don't miss out on the opportunity to make this lovely house your new home.

selling quality
property since 1995









Dimensions

Ground Floor

Shower Room

Hallway

Bedroom 4

Kitchen

3.08 x 2.80

4.18 x 3.11

Bathroom

Kitchen/Dining Area

6.71 x 2.70

Lounge

6.10 x 3.71

Playroom

4.84 x 3.60

Kitchen

Study

3.09 x 2.44

Utility Room

W/C

First Floor

Master Bedroom

4.25 x 3.65

Bedroom 2

4.05 x 3.75

Bedroom 3

5.18 x 2.47



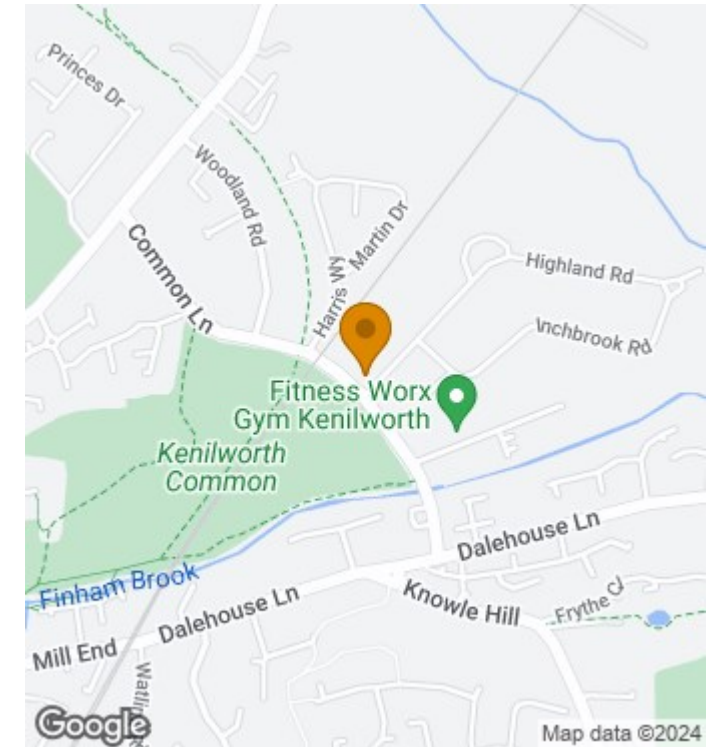
Floor Plan



TOTAL FLOOR AREA: 1850 sq.ft. (171.9 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



Total area: 1850.00 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 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

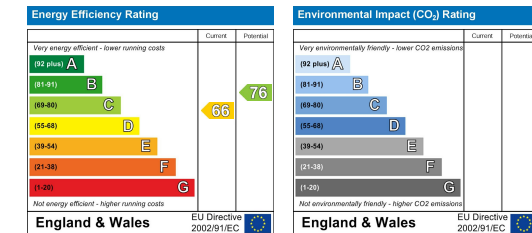
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



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Property Experts

02476 222 123

sales@shortland-home.co.uk

shortland-home.co.uk

@ShortlandHome

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