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Stoneleigh Road  
CV8 2GD



# Stoneleigh Road

## CV8 2GD

Welcome to this charming four-bedroom mid-terrace house located on Stoneleigh Road in the delightful town of Kenilworth. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family.

As you step inside, you'll be greeted by a beautifully modernised interior that exudes warmth and style. The lounge features a stunning log burner, creating a cosy atmosphere during the colder months. The modern kitchen and utility room provide ample space for all your culinary adventures.

Upstairs, you'll find four well-appointed bedrooms, including a luxurious master bedroom with its own en suite bathroom for added convenience. The modern family bathroom is perfect for unwinding after a long day.

One unique feature of this property is the basement, cleverly converted into a playroom, offering a fantastic space for children to play and let their imaginations run wild.

Outside, the rear garden provides a peaceful retreat where you can enjoy al fresco dining or simply soak up the sunshine on lazy weekends.

Don't miss the opportunity to make this wonderful house your home. Contact us today to arrange a viewing and start envisioning the possibilities that this property has to offer.



selling quality  
property since 1995











  
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## Dimensions

Lower Ground Floor

Basement

4.53 x 3.34

Ground Floor

Hallway

Lounge

3.37 x 3.31

Dining Room

3.61 x 3.58

Kitchen

2.92 x 2.72

Utility Room

2.73 x 2.66

First Floor

Bedroom 2

3.63 x 2.73

Bedroom 3

3.35 x 2.36

Bedroom 4

2.38 x 2.07

Bathroom

Second Floor

Master Bedroom

5.03 x 3.45

En Suite

# Floor Plan



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 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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### 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

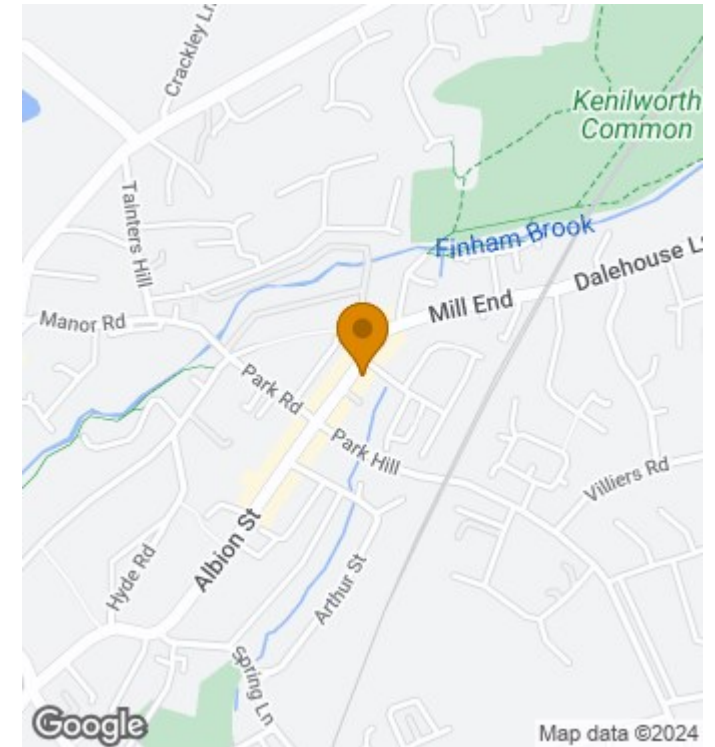
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

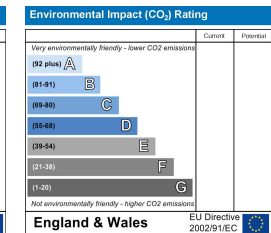
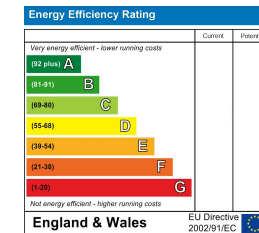
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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



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02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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