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Woodland Road  
CV8 2FJ



# Woodland Road

## CV8 2FJ

Nestled on the charming Woodland Road in Kenilworth, this stunning four-bedroom detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a beautifully designed and renovated home. The large kitchen features an island unit, perfect for preparing delicious meals while engaging with family and friends in the open-plan dining area. The beautiful lounge is tastefully decorated in a contemporary style, offering a cosy retreat for relaxing evenings.

The master bedroom is beautiful and a great size with ensuite making it a luxurious area to get ready and start your day in. There are three other bedrooms with one of the bedrooms having access to a converted loft space ideal for children wanting to escape from it all and having some private space. The family bathroom is also a good size.

There is a utility area which is ideal for keeping the washing separate to the house with a door leading to the garage for extra storage.

One of the highlights of this property is the good-sized garden, complete with an astro-turfed area, making it not only visually appealing but also easy to maintain. Imagine enjoying sunny days or hosting gatherings in this delightful outdoor space.

Convenience is key with a driveway that can accommodate several vehicles, ideal for those commuting to nearby Birmingham or Coventry. Whether you're looking for a peaceful sanctuary to call home or a place to entertain guests, this property offers the perfect blend of comfort and style.

Don't miss the opportunity to make this house your own and experience the best of Kenilworth living.















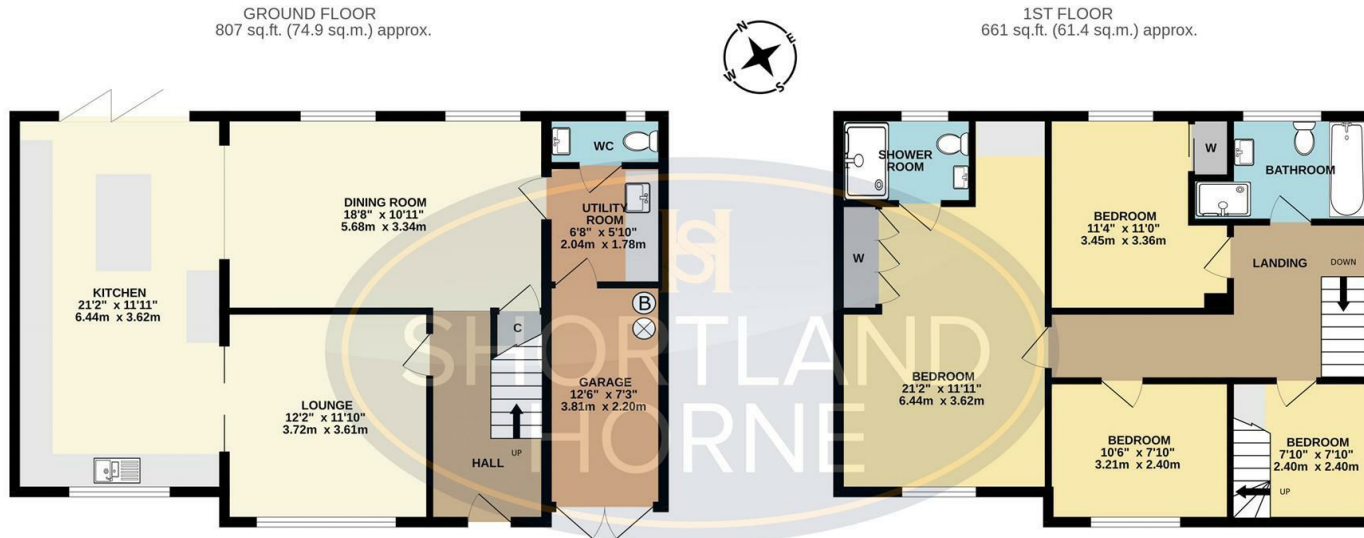
## Dimensions

<b>Ground Floor</b>	<b>Bedroom 4</b>
<b>Hallway</b>	2.40 x 2.40
<b>Lounge</b>	<b>Bathroom</b>
3.72 x 3.61	<b>Garage</b>
<b>Kitchen</b>	3.81 x 2.20
6.44 x 3.62	
<b>Dining Room</b>	
5.68 x 3.34	
<b>Utility Room</b>	
2.04 x 1.78	
<b>W/C</b>	
<b>First Floor</b>	
<b>Bedroom 1</b>	
6.44 x 3.62	
<b>Shower Room</b>	
<b>Bedroom 2</b>	
3.45 x 3.36	
<b>Bedroom 3</b>	
3.21 x 2.40	





# Floor Plan



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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

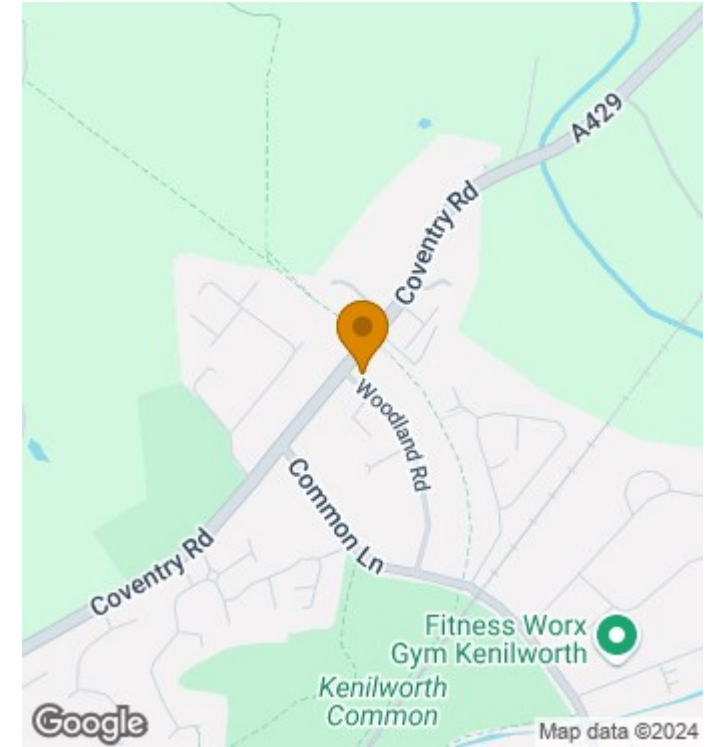
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



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

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



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