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Warwick
**SHORTLAND
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HORNE**

Warwick Road
CV8 1HY

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A super three bedroom period detached cottage with plenty of character and original features situated moments away from the Kenilworth high street and with the added benefit of no upward chain.

Briefly the ground floor accommodation comprises of the porch, kitchen, dining room a large conservatory overlooking the garden, living room with a feature fire and W/C. The property also benefits of having a cellar which has access from the hallway.

On the first floor there are three spacious bedrooms the master having the benefit of an en suite shower room and a family bathroom.

Outside the spacious rear garden is fully enclosed and mainly laid with paving and stones providing easy maintenance.

AVAILABLE NOW | EPC RATING: D | COUNCIL TAX BAND: D

selling quality
property since 1995









Dimensions

Ground Floor

Porch

Kitchen

2.75 x 2.84

Dining Room

2.59 x 3.91

Living Room

6.47 x 3.23

Conservatory

3.73 x 5.48

W/C

First Floor

Bedroom 1

2.84 x 3.91

En Suite

Bedroom 2

3.78 x 3.23

Bedroom 3

2.60 x 3.23

Bathroom

1.54 x 3.91



Floor Plan



Total area: approx. 130.2 sq. metres (1401.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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

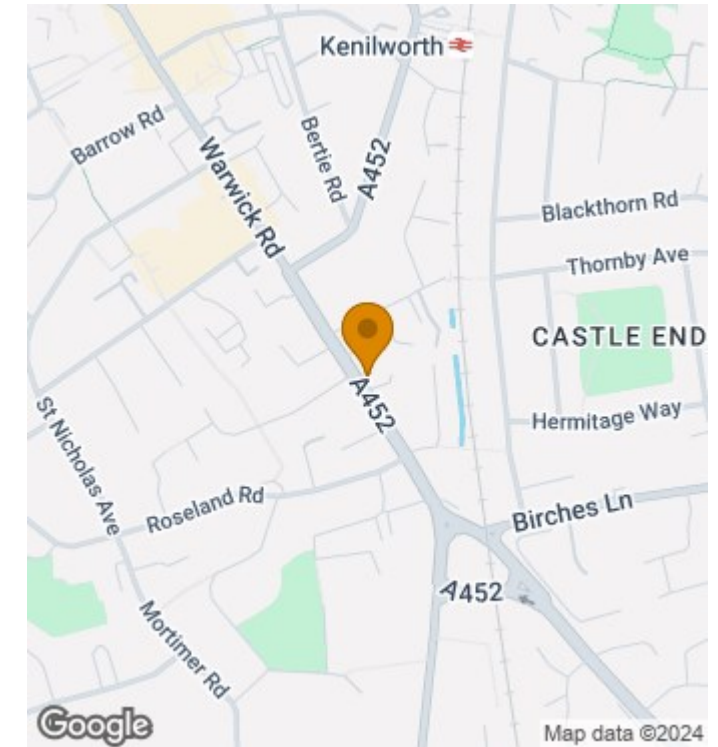
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

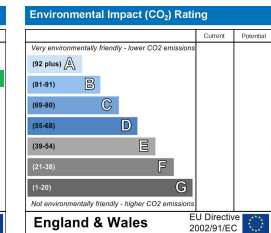
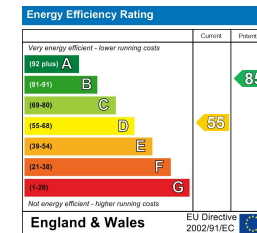
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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