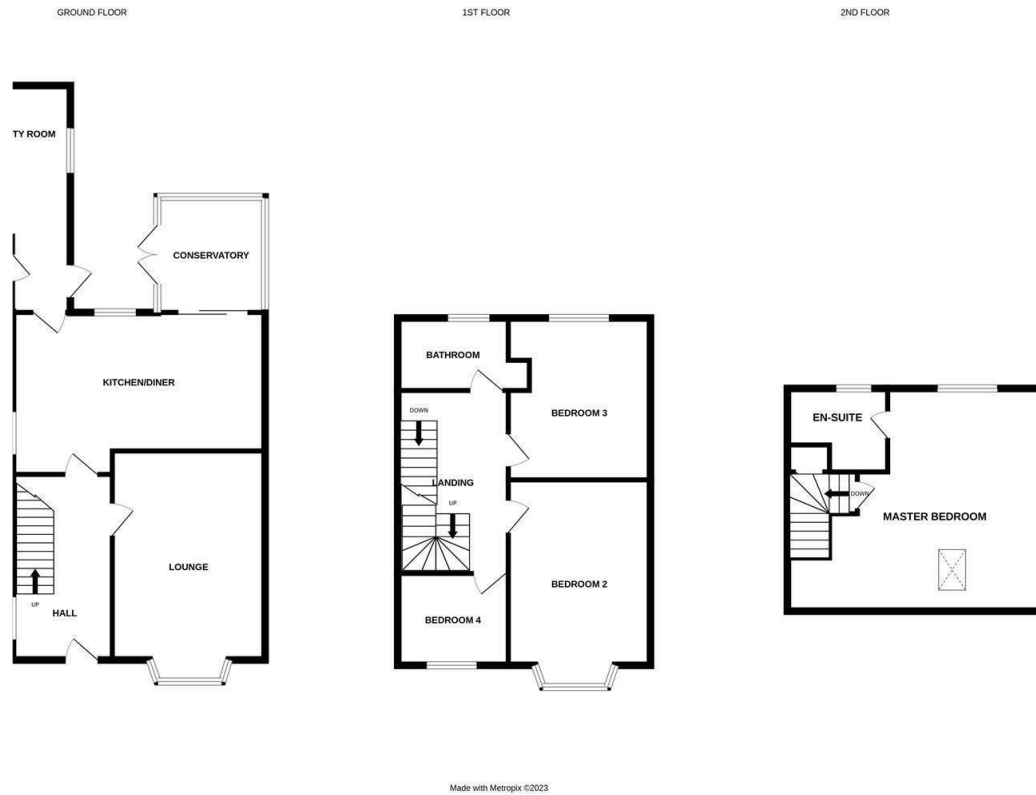


## Floor Plan



## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 79        |
| (69-80) C                                   |  | 68                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

### 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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Beauchamp Road**  
**CV8 1GJ**



## £399,995 Guide Price | Bedrooms 4 Bathrooms 2

Nestled in the charming Beauchamp Road of Kenilworth, this end terrace house is a true gem waiting to be discovered. Boasting a delightful blend of comfort and style, this property features 1 reception room, 4 bedrooms, and 2 bathrooms, making it an ideal family home.

As you step inside, you are greeted by an inviting entrance hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. The kitchen dining room is a culinary haven, while the conservatory offers a tranquil space to unwind. A convenient utility room and a downstairs W/C add to the practicality of this home.

Venture upstairs to find three well-appointed bedrooms and a bathroom, providing ample space for the family. The master bedroom on the second floor comes complete with an en-suite, offering a private retreat within the home.

Outside, a detached garage, rear garden, and driveway provide both convenience and outdoor space for leisure activities. The property's proximity to Kenilworth Town Centre ensures easy access to a plethora of amenities, while being within the St. John's School catchment area adds to its appeal for families.

Don't miss the opportunity to make this extended and well-presented family home your own. Embrace the comfort, convenience, and charm that this property has to offer.



### GROUND FLOOR

Entrance Hallway

Lounge

17 x 11'9"

Kitchen/Diner

19'8 x 13'2"

Dining Area

Cloakroom

Conservatory

FIRST FLOOR

Bedroom Two

16'6 x 11'5"

Bedroom Three

10'1 x 11'6"

Bedroom Four

7'2 x 7'11"

Bathroom

### SECOND FLOOR

Bedroom One

17'8 x 12'3"

En-Suite

OUTSIDE

Garage