



Trusted
Property Experts



SELBORNE HOMES

Sandpits Lane
Keresley End CV7 8NJ

Sandpits Lane

CV7 8NJ

Shortland Horne are delighted to offer this fabulous five bedroom detached home situated just off the exclusive Tamworth Road. The Laurels is a gated development, made up of just three five bedroom detached family homes.

Briefly the downstairs accommodation comprises of entrance hall with porcelain tiles leading through to a superb kitchen/dining/living area. The luxurious kitchen is fully fitted with AEG appliances including larder fridge, larder freezer, dishwasher, a Caple wine cooler and benefits from granite work surfaces. There is a lovely island unit with breakfast bar ideal for entertaining. The kitchen also has a five ring gas hob with AEG cooker hood, AEG double oven and microwave. The kitchen also has beautiful bi-fold doors which lead out to the rear garden. The utility room leads off of the kitchen also with granite work surfaces and an integral AEG washing machine with door leading to the garden. There is a spacious lounge/dining room and downstairs WC on the ground floor.

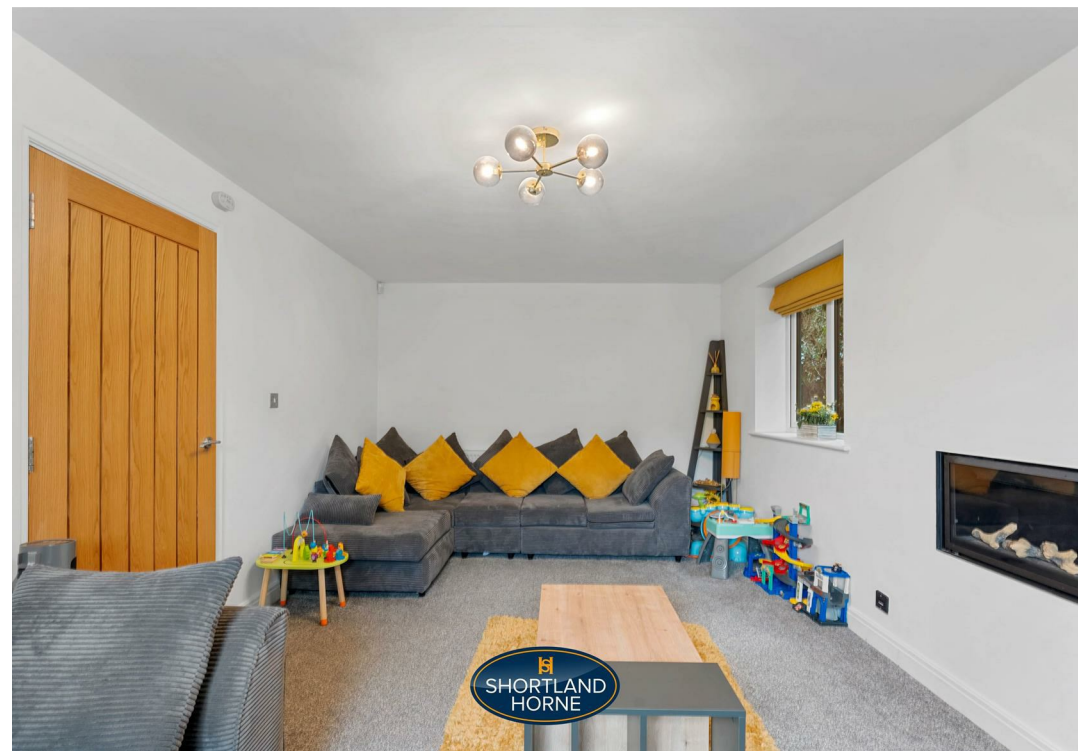
On the first floor all three bedrooms are a great size, the master benefitting from an en-suite shower room. There is also a luxurious family bathroom with bath and shower over and porcelain tiling.

To the second floor there are two further bedrooms both excellent sizes and an ensuite shower room to bedroom five.

Outside the rear garden has been fully landscaped, mainly laid to lawn with mature shrubs, timber cabin and trees, with paving providing ideal space for entertaining. The property benefits from an integral garage with electric up and over door and a block paved driveway for several vehicles.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Bedroom
3.81m x 3.56m

Entrance Hall

Lounge
5.26m x 3.23m

Kitchen
8.76m x 4.60m

Utility Room

WC

FIRST FLOOR

Landding

Bedroom
6.40m x 3.56m

En-Suite

Bedroom
5.26m x 3.23m

Bedroom
4.60m x 3.10m

Bathroom

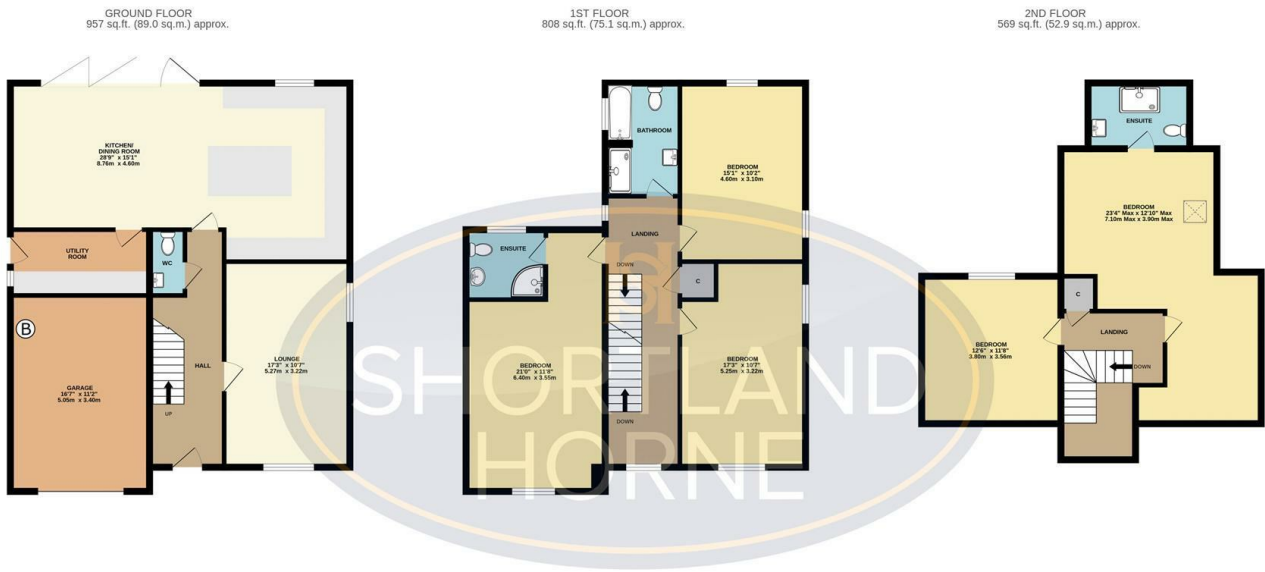
SECOND FLOOR

Bedroom
7.11m max x 3.91m max

En-suite

 shortland-horne.co.uk

Floor Plan



TOTAL FLOOR AREA : 2335 sq.ft. (216.9 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.
Made with Metropix ©2025

Total area: 2335.00 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 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.

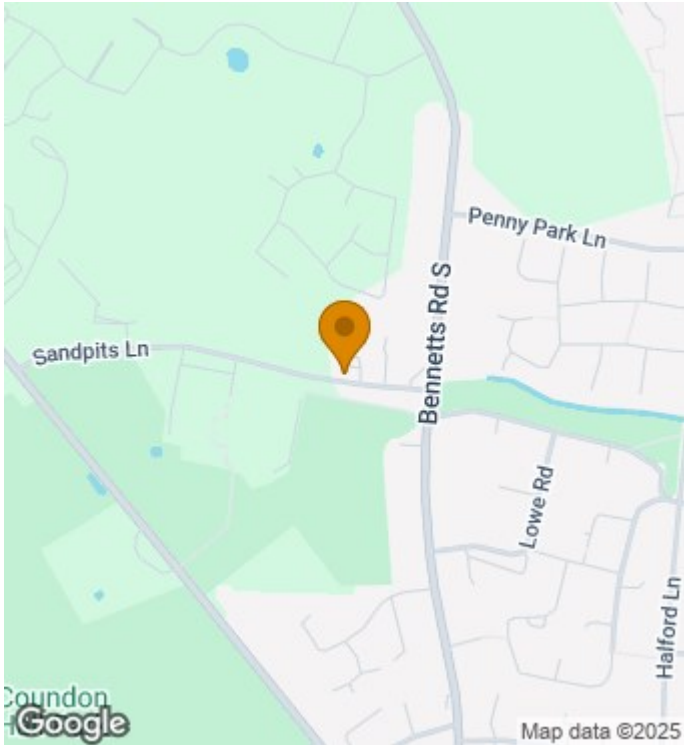
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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

