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Jennaway Gardens  
Gibbet Hill CV4 7LD



# Jennaway Gardens

## CV4 7LD

A superb four bedroom detached home set in the highly desirable location of Gibbet Hill. Conveniently positioned close to Warwick University, Kenilworth, Coventry and the motorway network. This modern family home is offered with no upward chain, Shortland Horne highly recommend viewing to appreciate the location and what the accommodation has to offer.

Briefly the accommodation comprises of an entrance hallway with ground floor W.C, spacious lounge with double doors opening onto the enclosed rear garden, high quality fitted kitchen with granite work surfaces, inset sink with mixer tap over, intergrated appliances including four ring gas hob, oven, fridge freezer and wine cooler. The kitchen flows through to the seperate utility area with space and plumbing for washing machine and dryer. Upstairs there are four double bedrooms and a family bathroom bathroom, the principle bedroom benefits from an en-suite shower room.

Outside to the front is a tandem driveway leading to a brick built garage with power and lighting. The rear garden has been landscaped and mainly laid to lawn with a patio.

**selling quality**  
property since 1995













## Dimensions

### GROUND FLOOR

Entrance Hall

WC

Lounge

6.45m x 3.48m

Kitchen/ Dining Room

6.45m x 2.95m

Utility Room

### FIRST FLOOR

Landing

Bedroom

3.89m x 3.53m

En-suite

Bedroom

3.25m x 2.97m

Bedroom

2.97m x 2.59m

Bedroom

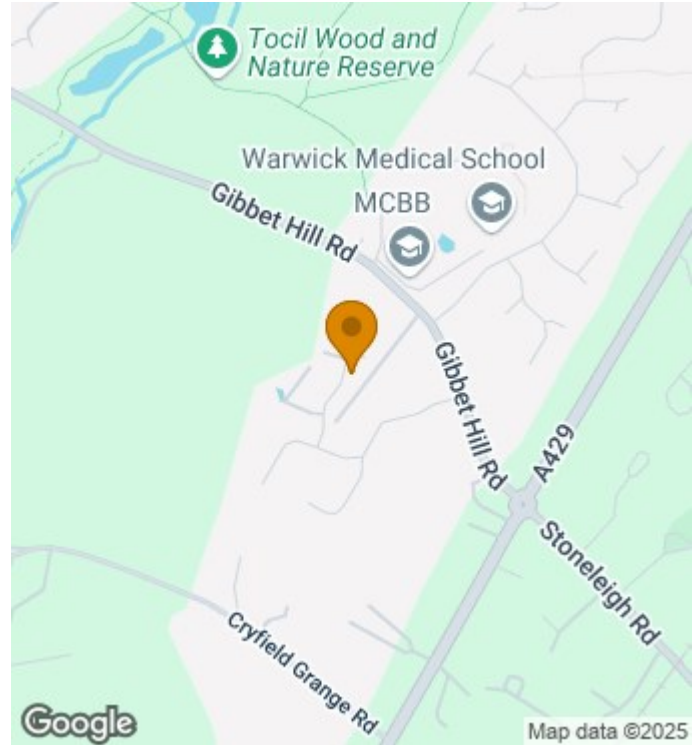
2.54m x 2.46m

Bathroom

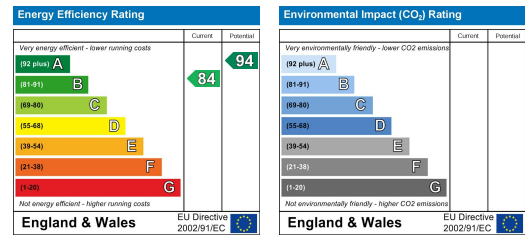


# Floor Plan

# Location Map



# EPC



Total area: 1168.00 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.



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