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Kenilworth Road  
CV4 7AH



# Kenilworth Road

## CV4 7AH

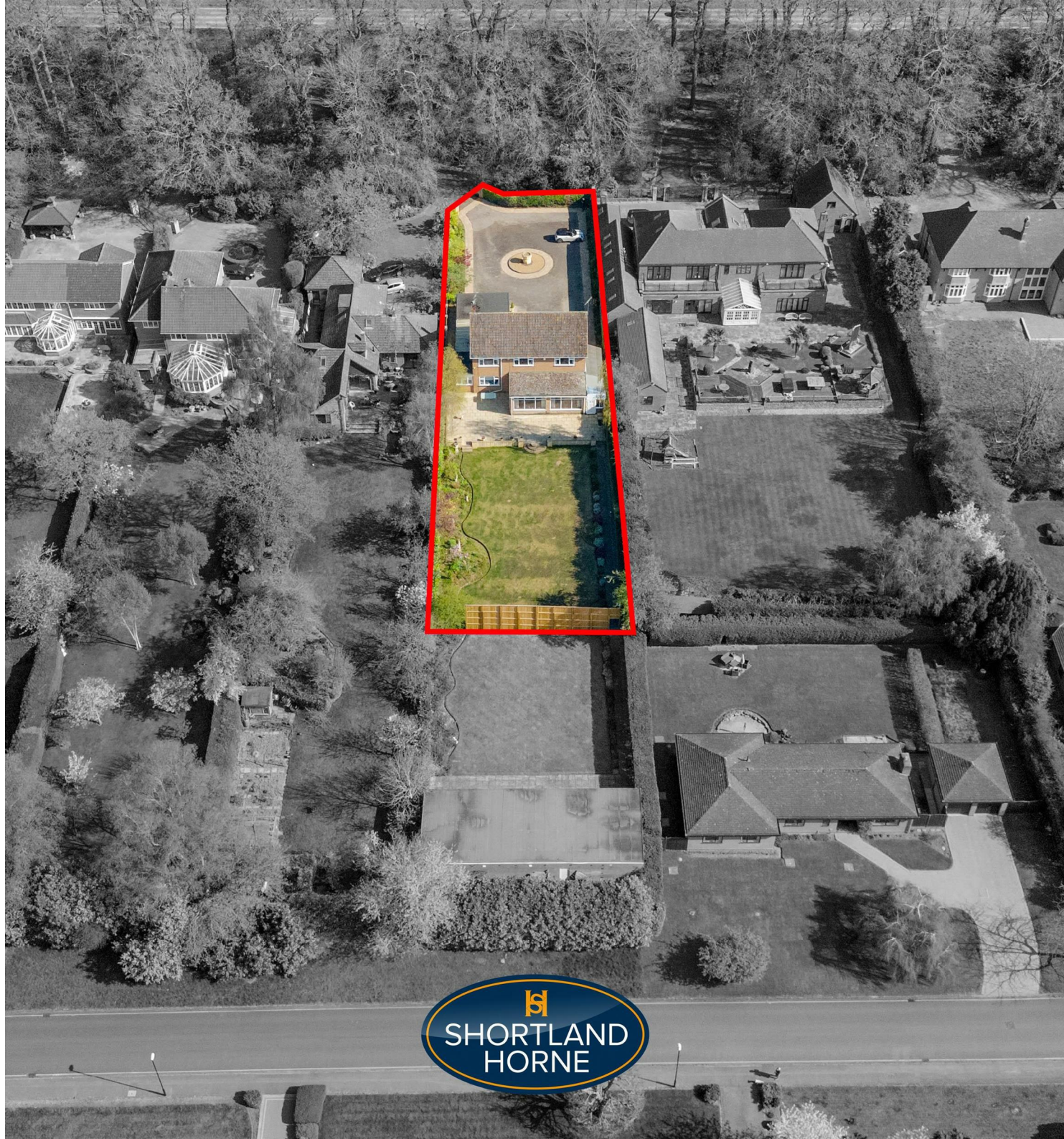
Nestled on the prestigious Kenilworth Road in Coventry, this remarkable detached family home presents a unique opportunity for discerning buyers. Having been cherished by the same family for over sixty years, this property boasts a wealth of original features, reflecting its 1950s heritage. The house is set within a generous 0.36 acre plot, discreetly positioned behind mature woodland, offering both privacy and tranquillity.

Upon entering, one is greeted by a welcoming hallway that leads to three spacious reception rooms, perfect for family gatherings or entertaining guests. The property comprises four generously sized double bedrooms, ensuring ample space for family living. The kitchen breakfast room is a delightful space for casual dining, complemented by a utility room for added convenience. The ground floor features a well-appointed four-piece bathroom, while a family bathroom on the first floor caters to the needs of the household. A charming balcony overlooks the south-facing front aspect, providing a lovely spot to enjoy the outdoors.

The expansive courtyard driveway, with its central island feature, accommodates multiple vehicles and grants access to a substantial garage. The property's layout is versatile, with potential for further development, as it has seen minimal extension over the years.

The location is superb, with excellent local schooling options, including King Henry VIII and Finham Park, just a short distance away. The property is conveniently linked to Leamington Spa, Kenilworth, and the University of Warwick, with easy access to the A46 and M40. The surrounding countryside enhances the appeal, making this home a perfect blend of suburban comfort and accessibility. This is a rare opportunity to acquire a truly special property in one of Coventry's most sought-after areas.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

7.29m x 4.42m

Dining Room

4.55m x 3.89m

Lounge

8.26m x 3.78m

Kitchen/Breakfast Area

3.89m x 3.10m

Utility

Bathroom

### FIRST FLOOR

Bedroom One

4.42m x 3.89m

Bedroom Two

4.55m x 3.89m

Bedroom Three

3.89m x 3.10m

Bedroom Four

3.89m x 3.10m

Balcony

Bathroom

W/C

OUTSIDE

Garage

5.99m x 5.08m

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 5/2025

Total area: 2957.00 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.

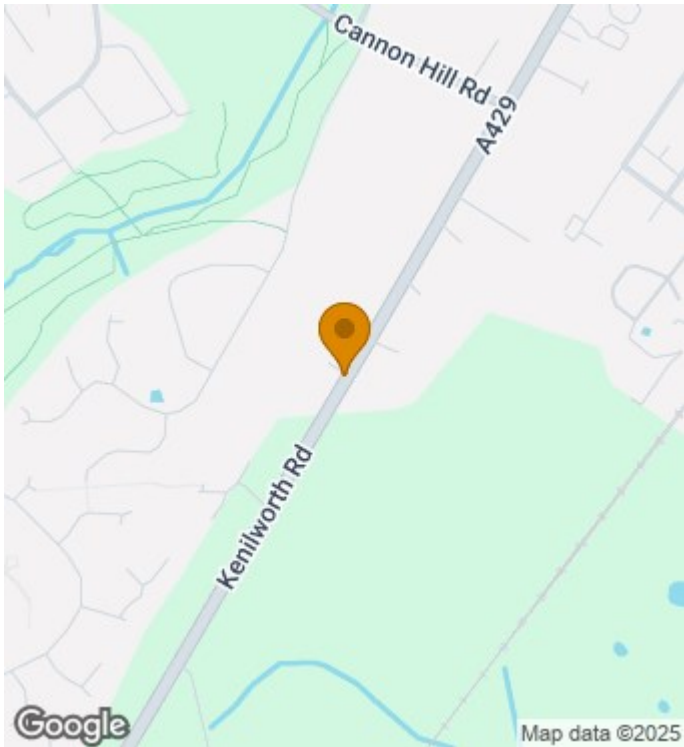
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

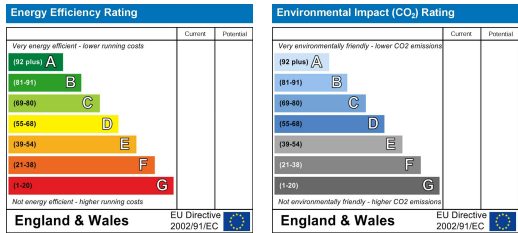
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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