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Whitefield Close  
CV4 8GY



# Whitefield Close

## CV4 8GY

Nestled in the desirable location of Whitefield Close, Coventry, this exceptional five-bedroom detached house offers an impressive 2,709 square feet of living space, making it an ideal executive family home. Situated on a generous plot just off Westwood Heath Road and in close proximity to Warwick University, this property has been meticulously maintained and thoughtfully modernised by its current owners.

As you approach the house, you are welcomed by a charming fore garden. The ground floor features a storm porch and an inviting entrance hallway that leads to a spacious 17ft lounge. The separate dining room provides an elegant space for family meals, while a convenient W/C adds to the practicality of the layout. The heart of the home is undoubtedly the kitchen/dining/family room, which boasts integrated appliances including eye-level ovens, a microwave, an induction hob, and a fridge/freezer. A useful utility room, equipped with a sink and plumbing for a washing machine, enhances the functionality of this delightful home.

The current owners have extended the property to include a generously sized downstairs bedroom, complete with a dressing room and en-suite bathroom. On the first floor, you will find a family bathroom and four well-proportioned bedrooms, with

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selling quality  
property since 1995









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## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

5.36m x 4.95m

W/C

Dining Room

5.97m x 3.96m

Kitchen/Dining/Family Room

8.97m x 5.89m

Utility Room

Ground Floor Bedroom

5.41m x 4.93m

Dressing Room

En-Suite

### FIRST FLOOR

Bedroom

3.96m x 3.96m

En-Suite

Bedroom

3.33m x 3.25m

Bedroom

3.96m x 2.36m

Bedroom

3.33m x 2.59m

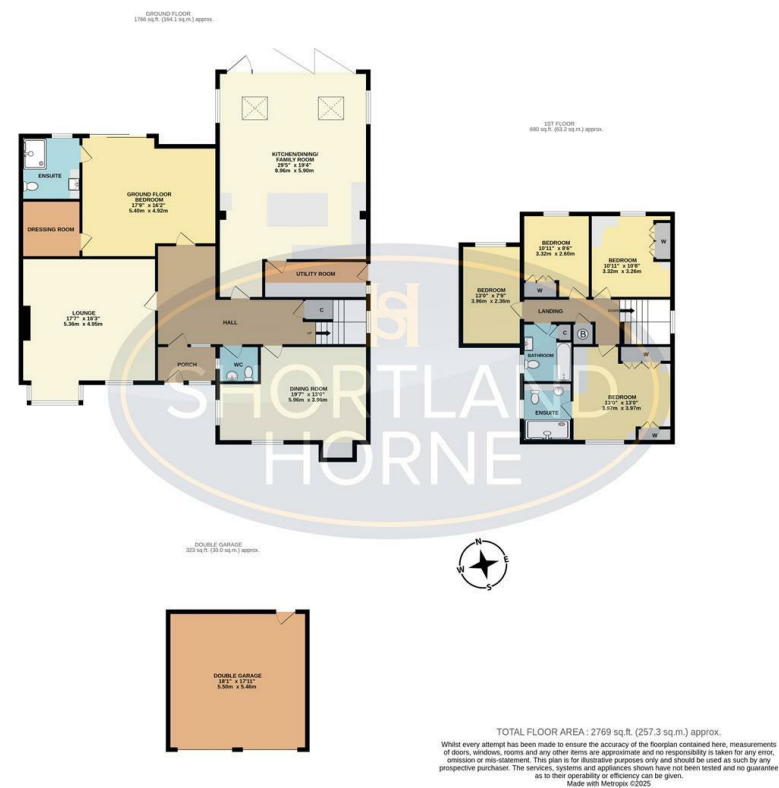
Bathroom

OUTSIDE

Double Garage

5.51m x 5.46m

Floor Plan



Total area: 2769.00 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

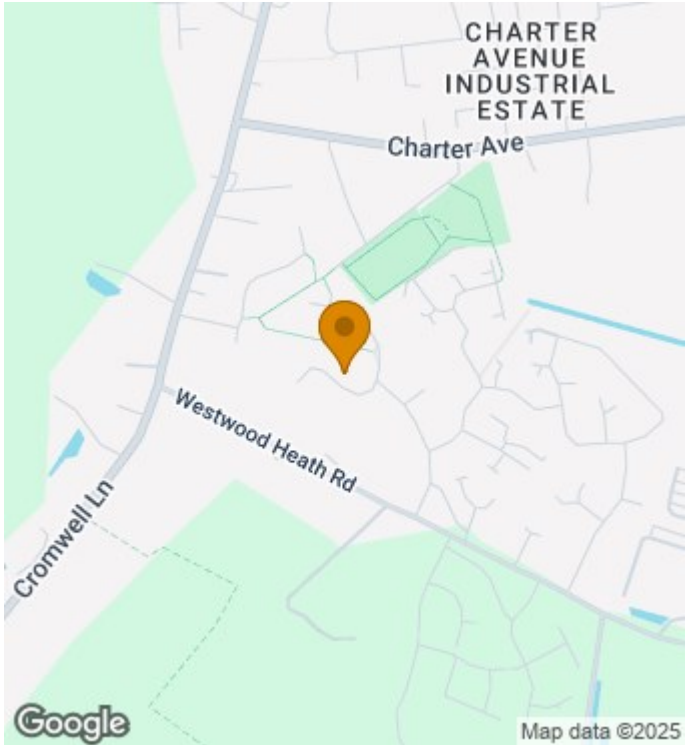
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

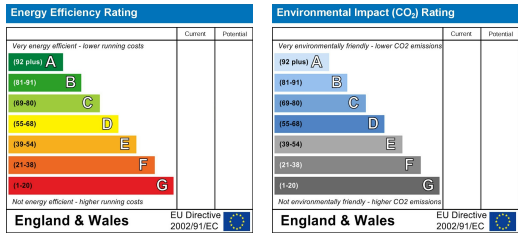
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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