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Kenilworth Road
CV4 7AP

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Nestled on the highly sought-after Kenilworth Road in Coventry, this charming 2811sqft detached bungalow presents an exceptional opportunity for those seeking a spacious family home. Boasting four well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space.

Set within an impressive plot of approximately 0.75 acres, the bungalow offers a generous outdoor area, ideal for gardening enthusiasts or for children to play. The expansive grounds also provide significant potential for further extension, allowing you to create your dream home tailored to your specific needs and desires.

Offered with no chain, this property is ready for you to move in and start making memories. The desirable location on Kenilworth Road ensures that you are well-connected to local amenities, schools, and transport links, making it a convenient choice for everyday living.

This bungalow is not just a home; it is a canvas for your future aspirations. With its ample space and potential for enhancement, it is a rare find in the current market. Do not miss the chance to view this delightful property and explore the possibilities it holds.

selling quality
property since 1995









Dimensions

Ground Floor

Bathroom

Hallway

Double Garage

Dining Room

6.43 x 5.20

6.53 x 5.10

Lounge

6.40 x 5.20

Kitchen/Breakfast Room

6.40 x 4.37

Pantry

Office

5.80 x 3.02

Master Bedroom

5.05 x 3.55

Bathroom

Bedroom 2

3.55 x 3.35

Bedroom 3

3.55 x 3.04

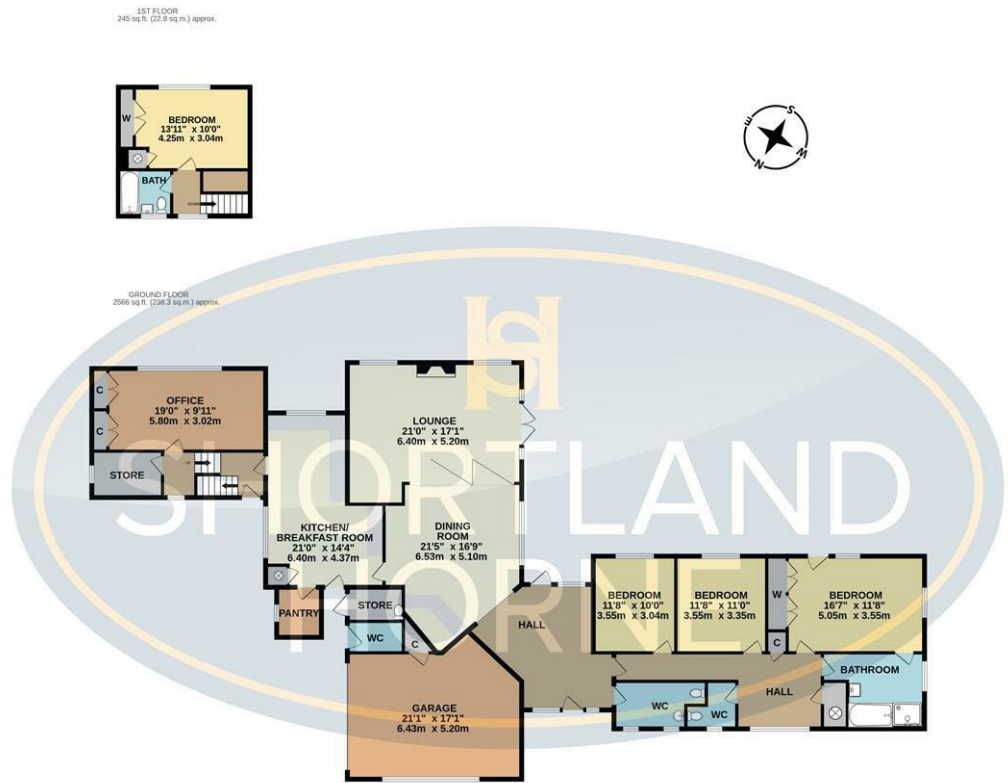
W/C

First Floor

Bedroom 4

4.25 x 3.04

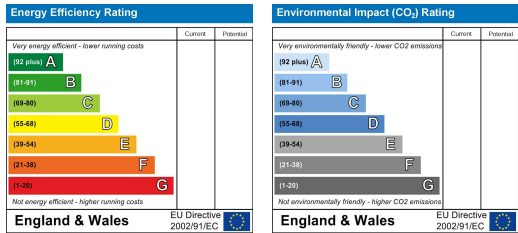
Floor Plan



Location Map



EPC



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.

