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Cryfield Heights
Gibbet Hill CV4 7LA

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CV4 7LA £2,995 PCM

Set in the highly sought-after area of Gibbet Hill, Coventry, this stunning detached house offers an exceptional living experience. With its prime location, the property is conveniently situated near Warwick University and boasts excellent road links to both Coventry and Kenilworth, making it ideal for families, professionals and commuters.

This impressive home features five spacious double bedrooms, three of which are complemented by en-suite bathrooms, ensuring comfort and privacy for all family members. The modern family bathroom adds to the convenience of this well-appointed home. The heart of the house is undoubtedly the superb kitchen diner, designed to be a welcoming hub for family gatherings and entertaining guests. In addition, the property includes a family room, a lounge, and a study, providing ample space for relaxation and productivity.

The beautifully presented interiors extend to the master bedroom, which boasts a dressing room and an en-suite bathroom, creating a luxurious retreat. The property is further enhanced by a double garage, offering practical storage solutions.

Step outside to discover a landscaped rear garden, perfect for outdoor enjoyment. The garden room, complete with a W/C, presents an excellent opportunity for a home office or gym, catering to modern lifestyle needs.

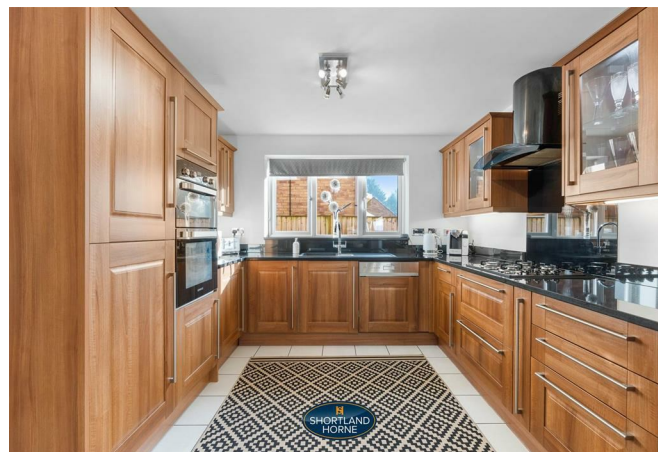
This remarkable home in Cryfield Heights is a rare find, combining spacious living, modern amenities, and a desirable location. It is an ideal choice for those seeking a family home in one of Coventry's most popular areas.

selling quality
property since 1995





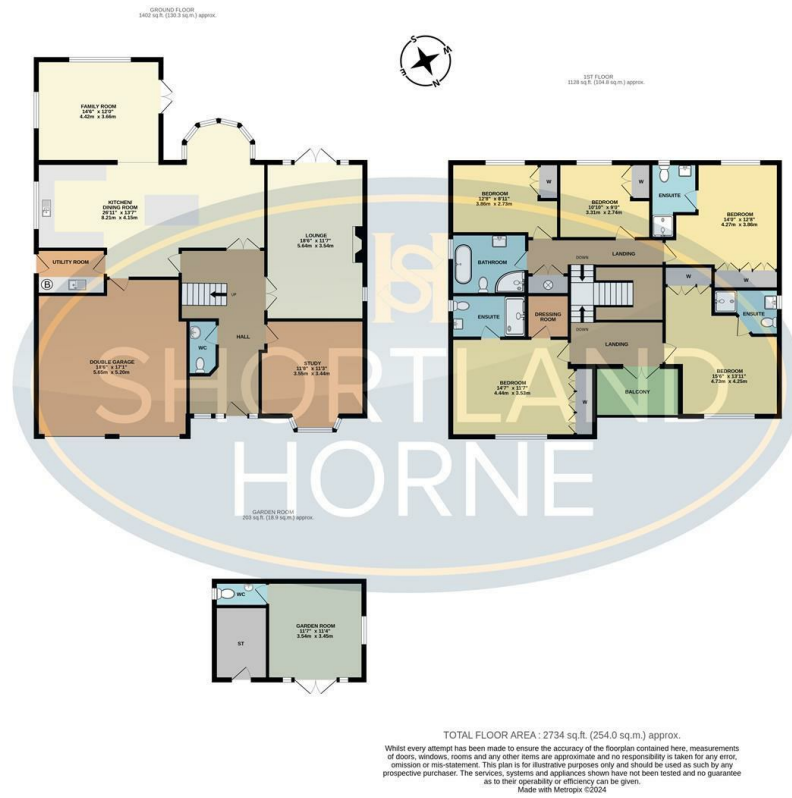




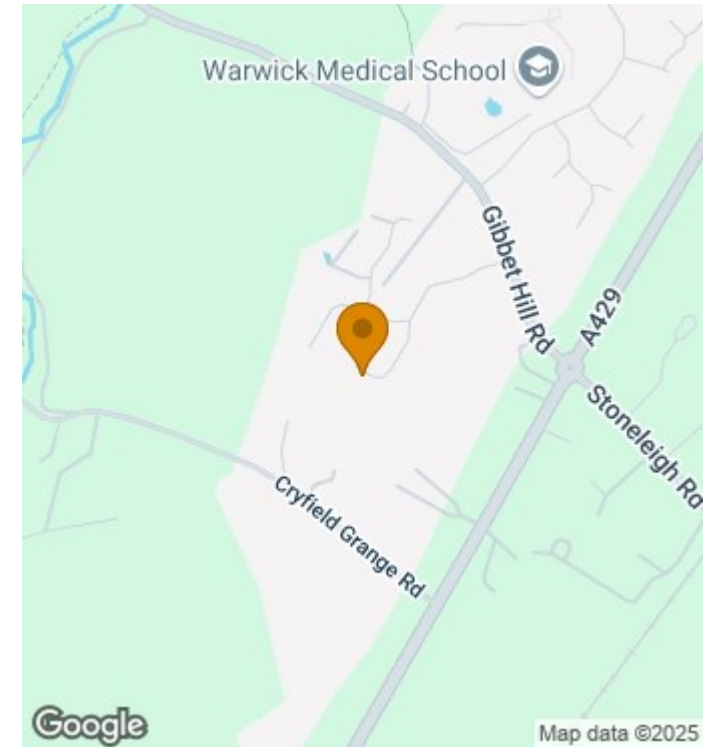
Dimensions

Ground Floor	En Suite
Entrance Hall	Bedroom 4
Kitchen/Dining Room	3.31 x 2.74
8.21 x 4.15	Bedroom 5
Utility Room	3.86 x 2.73
Family Room	Family Bathroom
4.42 x 3.66	Externals
Lounge	Garden Room
5.64 x 3.54	3.54 x 3.45
Study	W/C
3.55 x 3.44	Storage
W/C	Double Garage
First Floor	5.65 x 5.20
Master Bedroom	
4.44 x 3.53	
Dressing Room	
En Suite	
Bedroom 2	
4.27 x 3.86	
En Suite	
Bedroom 3	
4.73 x 4.25	


Floor Plan



Location Map



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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 Home 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 Home 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 properlymark 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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