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Northbrook Road
CV6 2AJ

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Nestled on the desirable Northbrook Road in Coventry, this substantial detached house presents an exceptional opportunity for families seeking both space and comfort. Boasting an impressive six bedrooms and six bathrooms, this property is designed to accommodate the needs of a modern family with ease.

The home features four generously sized reception rooms, providing ample space for relaxation, entertainment, and family gatherings. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the property. The layout is thoughtfully designed, ensuring that both privacy and togetherness can be enjoyed.

One of the standout features of this property is the separate annexe, which offers versatility for various uses. Whether it be for guests, a home office, or even a playroom, this additional space enhances the overall appeal of the home.

Situated on a corner plot, the property benefits from a larger outdoor area, perfect for children to play or for hosting summer barbecues. The location is particularly advantageous, as it is within walking distance to Coundon Court School, making it an ideal choice for families with school-aged children.

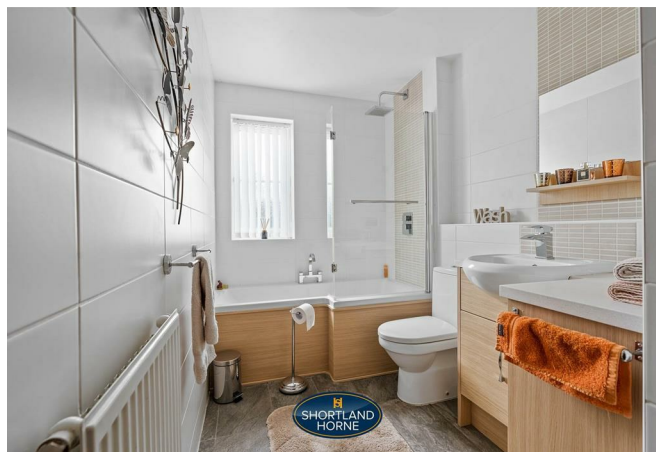
In summary, this remarkable home on Northbrook Road combines spacious living with a prime location, making it a perfect choice for those looking to settle in Coventry. With its ample bedrooms, multiple reception areas, and the added benefit of a separate annexe, this property is sure to meet the needs of any discerning buyer.

selling quality
property since 1995









Dimensions

| | |
|---------------|-------------|
| Ground Floor | Bedroom 2 |
| Entrance Hall | 4.20 x 3.70 |
| Kitchen | En Suite |
| 5.39 x 3.22 | Bedroom 3 |
| Utility Room | 3.72 x 2.33 |
| Pantry | En Suite |
| Dining Room | Bedroom 4 |
| 4.92 x 3.52 | 3.20 x 2.50 |
| Lounge | En Suite |
| 7.93 x 5.33 | Annexe |
| Study/Bedroom | 5.48 x 4.70 |
| 3.53 x 3.40 | Shower Room |
| Bathroom | W/C |
| First Floor | |
| Bedroom 1 | |
| 5.36 x 3.91 | |
| Shower Room | |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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

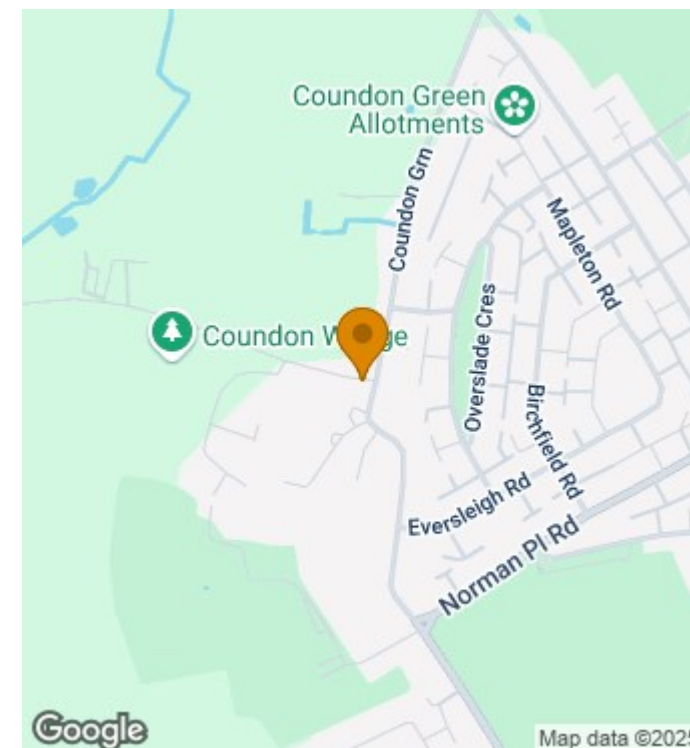
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

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

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



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📞 02476 222 123

✉️ lettings@shortland-horne.co.uk 📧 @ShortlandHorne

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