




SHORTLAND
HORNE

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Jones Road
CV34 5JQ

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Nestled in the desirable area of Jones Road, Warwick, this beautifully presented three-bedroom detached house offers a perfect blend of modern living and comfort. Recently built, the property boasts excellent transport links to Warwick, Leamington Spa, and Stratford, making it an ideal choice for those seeking convenience and accessibility.

Upon entering, you are welcomed into a cosy lounge featuring a charming bay window that fills the space with natural light. The heart of the home is the spacious kitchen dining room, which is perfect for family gatherings and entertaining. This area opens out to the rear garden through double doors, seamlessly connecting indoor and outdoor living. A convenient ground floor w/c adds to the practicality of the layout.

The first floor comprises three generously sized bedrooms, each designed with comfort in mind. The master bedroom benefits from fitted wardrobes and an en suite shower room, providing a private retreat. Bedroom three also features fitted wardrobes, ensuring ample storage space for all your needs.

Externally, the property offers parking for two cars at the front, complete with an electric charging point, catering to modern living requirements. The rear garden is a delightful space, mainly laid to lawn with a patio area, making it ideal for outdoor entertaining or simply enjoying the fresh air.

This stunning home is perfect for families or professionals looking for a stylish and functional living space in a sought-after location. Don't miss the opportunity to make this exceptional property your own.

selling quality
property since 1995









Dimensions

Ground Floor

Hallway

Lounge

5.53 x 2.87

Kitchen/Dining Room

5.53 x 2.93

W/C

First Floor

Bedroom 1

4.28 x 2.90

En Suite

Bedroom 2

2.93 x 2.85

Bedroom 3

2.93 x 2.02

Bathroom



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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

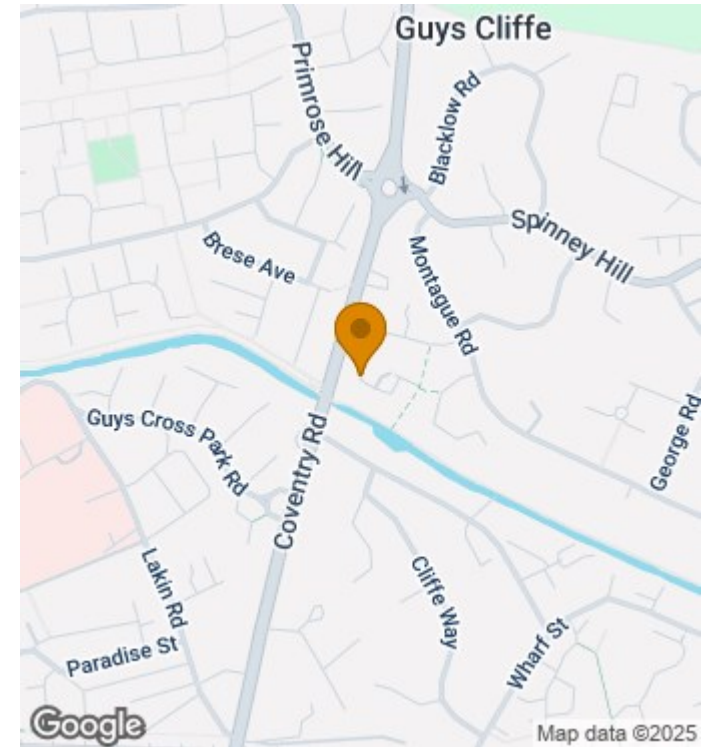
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

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