




SHORTLAND
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Poppyfield Court
CV4 7HW

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Nestled in the sought-after area of Gibbet Hill, Coventry, this splendid four-bedroom detached family home offers a perfect blend of comfort and convenience. Located near Warwick University, the property boasts excellent transport links to both Coventry and Kenilworth, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a spacious lounge that invites relaxation, complemented by a separate dining room perfect for entertaining guests. The well-appointed kitchen provides ample space for culinary creations, while the additional sitting room offers a versatile area that can be tailored to your family's needs. A convenient utility room and a ground floor WC enhance the practicality of this delightful home.

The first floor features four generously sized bedrooms, with the master suite benefiting from an ensuite bathroom, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, providing ample facilities for family living.

Externally, the property boasts off-road parking and a double garage, providing secure storage and convenience. The rear garden is a wonderful space for families to enjoy outdoor activities, making it an ideal setting for children to play and for hosting summer gatherings.

This charming home is offered with no onward chain, allowing for a smooth transition into your new abode. With its desirable location and spacious layout, this property is a rare find and not to be missed.

selling quality
property since 1995









Dimensions

Ground Floor

Porch

Hallway

Lounge

6.66 x 3.62

Dining Room

5.62 x 3.32

Kitchen/Breakfast Room

4 x 3.25

Utility Room

Study

3.46 x 2.43

W/C

First Floor

Master Bedroom

4.22 x 4.16

Shower Room

Bedroom 2

3.56 x 3.45

Bedroom 3

3.45 x 3.03

Bedroom 4

2.82 x 2.36

Bathroom

Double Garage

5.60 x 5.50





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

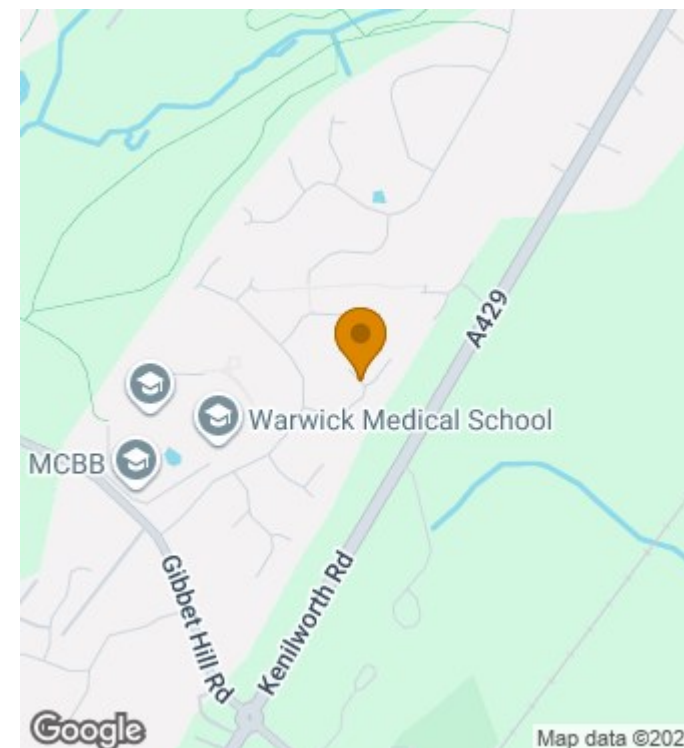
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

The figure consists of two horizontal bar charts side-by-side, comparing the UK's performance in 2005 and 2015 against EU Directive 2009/28/EC. The left chart measures 'Energy Efficiency Rating' (kWh per £100 of output), and the right chart measures 'Environmental Impact (CO₂) Rating' (kg CO₂ per £100 of output). Both charts show a significant improvement in the UK's position over the decade, moving from a 'D' rating in 2005 to an 'A' rating in 2015.

Category	2005 Rating	2005 Description	2015 Rating	2015 Description
Energy Efficiency	D	Not energy efficient - higher running costs	A	Very energy efficient - lower running costs
Environmental Impact	D	Not environmentally friendly - higher CO ₂ emissions	A	Very environmentally friendly - lower CO ₂ emissions



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