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Leamington Road
CV3 6JY

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REALLY IMPRESSIVE PLOT WITH LOTS OF POTENTIAL TO INCREASE THE CURRENT FOOTPRINT (STPP)

Nestled in the sought-after Stivichall area of Coventry, this impressively renovated four-bedroom semi-detached house on Leamington Road offers a perfect blend of modern living and comfort. Set on a substantial corner plot, the property is both spacious and inviting, making it an ideal family home.

Upon entering, you are greeted by a well-appointed lounge that seamlessly flows into an open-plan kitchen and dining area. This contemporary kitchen is equipped with a large American fridge, an oven, and a washing machine, ensuring that all your culinary needs are met. The ground floor also features a delightful conservatory, perfect for enjoying the garden views, along with a convenient w.c.

As you ascend to the first floor, you will find two generously sized double bedrooms. The master bedroom boasts the luxury of an en suite bathroom, complete with both a bath and a separate shower cubicle, providing a private retreat. A second bathroom with a shower cubicle serves the other bedrooms, along with a versatile single bedroom that can be used as a dressing area or study.

The second floor reveals a fourth bedroom, which also benefits from its own en suite shower room, offering additional privacy and comfort.

This property is further enhanced by double glazing and central heating, ensuring a warm and energy-efficient environment throughout the year. The driveway provides ample parking space, while the large enclosed rear garden offers a safe and enjoyable outdoor space for family gatherings or quiet relaxation.

In summary, this stunning home on Leamington Road is a rare find, combining modern amenities with a desirable location, making it an excellent choice for those seeking a spacious and stylish residence in Coventry.

selling quality
property since 1995



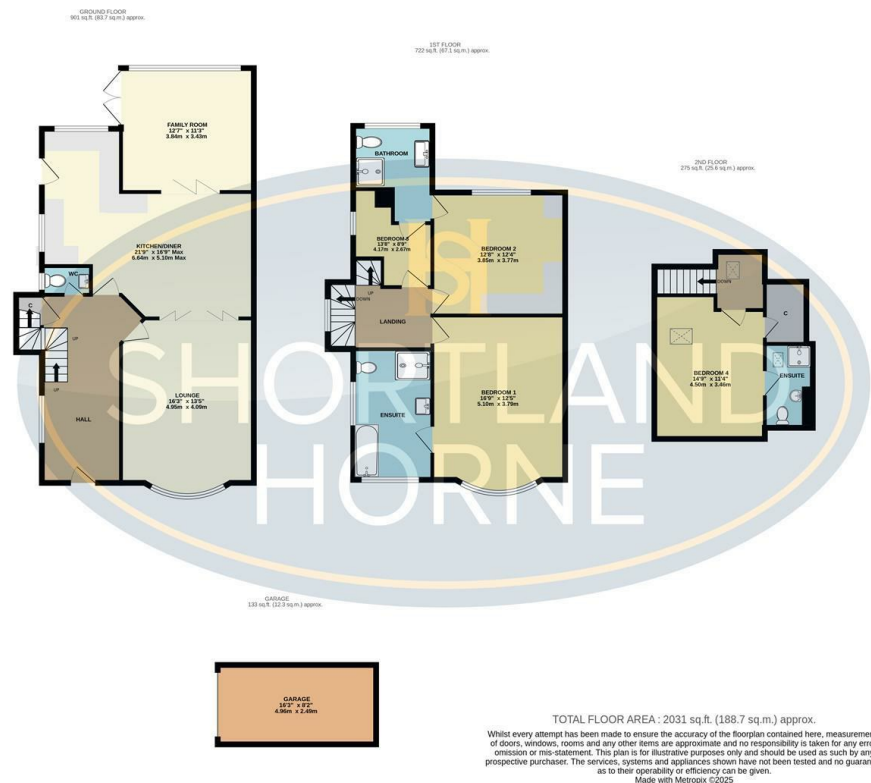




Dimensions



Floor Plan



Total area: sq ft

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

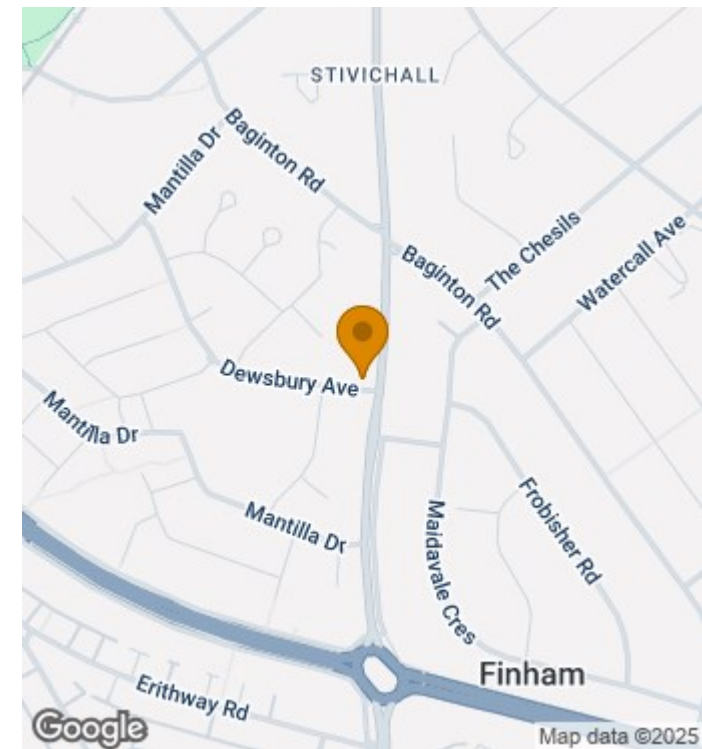
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

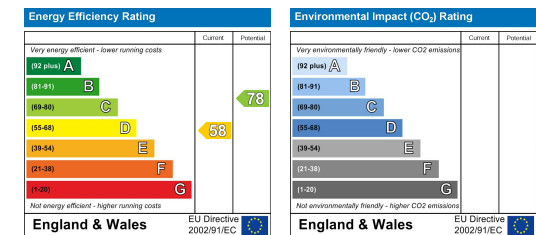
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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



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