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Bulls Head Lane  
CV3 1FR

## Bulls Head Lane CV3 1FR

Nestled in the desirable area of Bulls Head Lane, Coventry, this stunning four bedroom detached house is a remarkable new build that has been crafted to a high specification. Perfect for families or those seeking a modern lifestyle, this property boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining.

The heart of the home is undoubtedly the modern kitchen, which is designed to meet the needs of contemporary living. Its spacious layout allows for both functionality and style, making it an ideal space for culinary enthusiasts. The generous lounge area further enhances the living experience, offering a comfortable environment for family gatherings or quiet evenings in.

The master bedroom suite is a true highlight, featuring an en suite shower room that adds a touch of luxury and convenience. The additional three bedrooms are well-sized, providing flexibility for guests, children, or even a home office.

Situated in a good location, this property benefits from excellent links to the motorway network, making commuting a breeze. Whether you are heading into Coventry or

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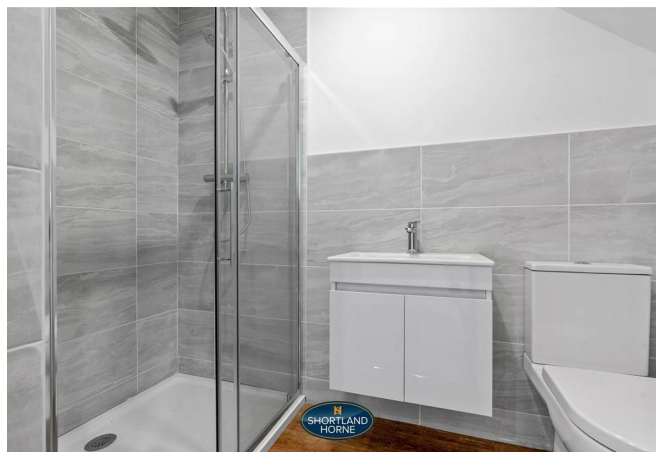
selling quality  
property since 1995





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## Dimensions

### Ground Floor

#### Hallway

#### Lounge/Dining Room

4.97 x 4.58

#### Kitchen

4.12 x 2.50

#### W/C

### First Floor

#### Bedroom 1

4.60 x 2.45

#### En Suite

#### Bedroom 2

3.68 x 2.41

#### Bedroom 3

3.02 x 2.50

#### Bathroom

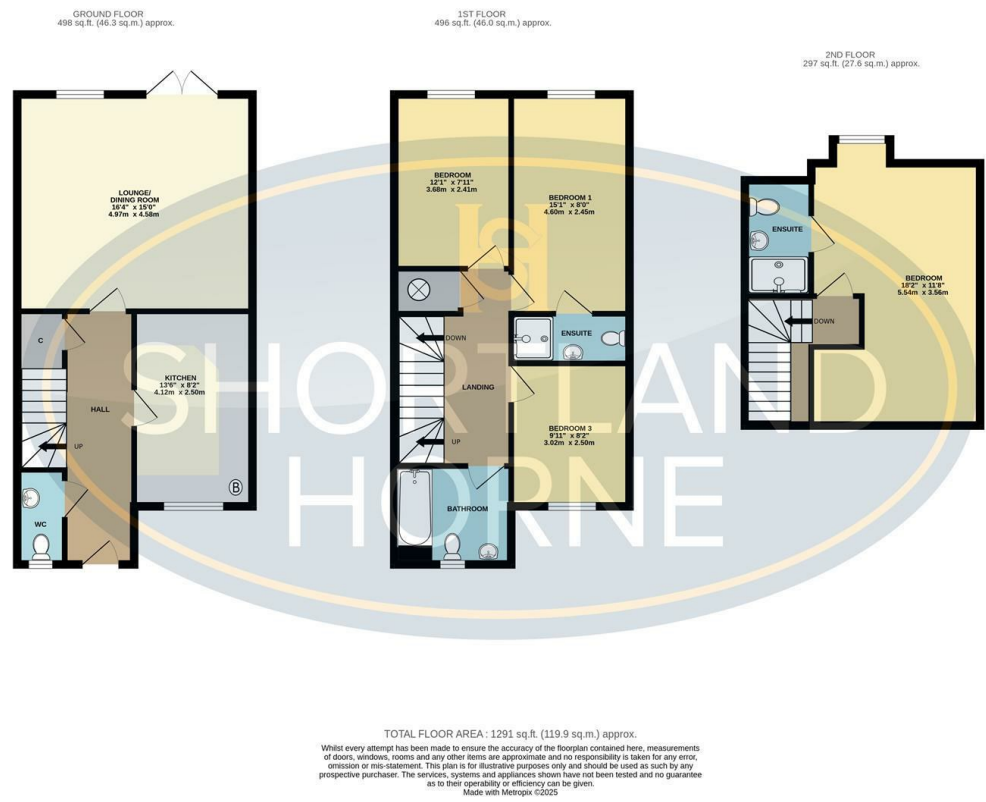
### Second Floor

#### Bedroom 4

5.54 x 3.56

#### En Suite

# 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

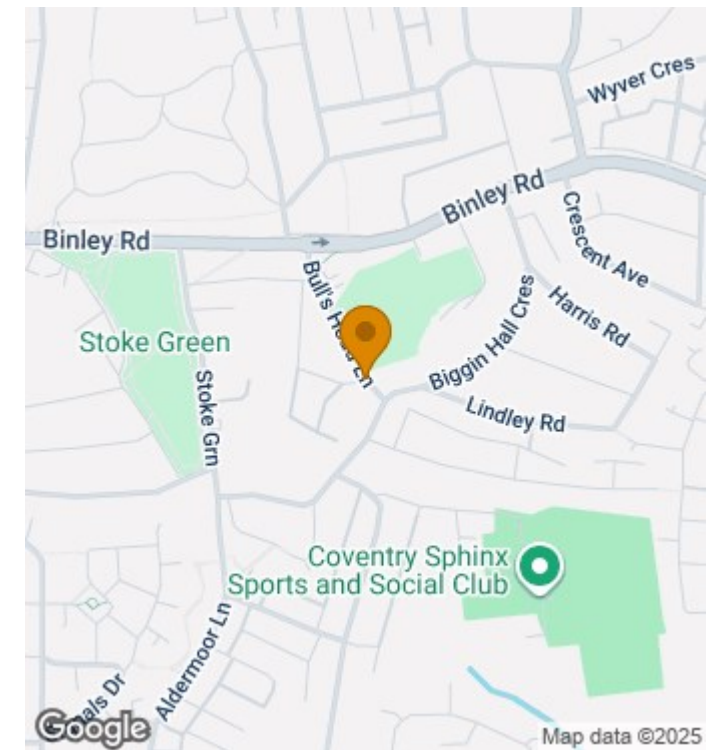
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

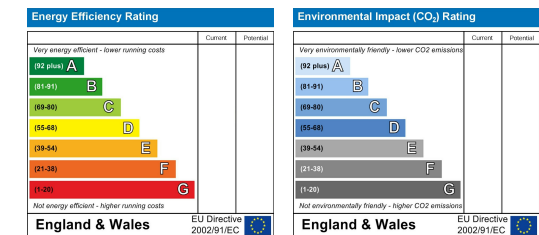
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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