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Bennetts Road North  
Keresley End CV7 8JX



# Bennetts Road North

CV7 8JX

This beautifully detached five double bedroom family home. Amenities within the village includes a mini-supermarket, a Post office, Pharmacy, Doctors Surgery, and Garden Centre also ideal for country walks and cycling. The location is also within easy reach of the Ricoh Arena Retail Park. An internal inspection is highly recommended to appreciate this stunning property

The popular and well regarded President Kennedy and Coundon Court secondary schools are in Catchment. Other schools in the area include St Augustines's Primary School and Cardinal Newman.

The accommodation comprises: hallway with French doors to the living area and glazed doors through to the kitchen/breakfast room, utility and home office are also complimented by a ground floor cloakroom with a shower cubicle, W.C. and hand basin.

The the first floor there is five double bedrooms which are serviced with panache by an en vogue family bathroom and en suite shower room to bedroom one. Bedrooms one and two have fitted wardrobes whilst bedroom three offers built in storage as well.

Externally there is a driveway for at least three cars and to the rear are attractive and social patio areas, lawn and a carp pond. A purpose built summerhouse has become an impressive home gym.

selling quality  
property since 1995



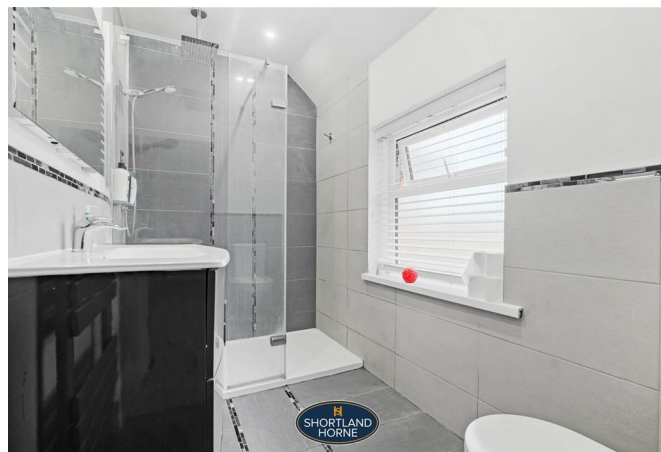












## Dimensions

### GROUND FLOOR

#### Kitchen / Breakfast Room

5.66m x 4.95m

#### Shower Room

#### Sitting Room

8.53m x 3.96m

#### Utility Room

2.92m x 2.62m

### FIRST FLOOR

#### Bedroom 1

6.71m x 5.18m

#### En suite

2.90m x 1.98m

#### Bedroom 2

4.17m x 3.99m

#### Bedroom 3

4.27m x 3.96m

#### Bedroom 4

4.65m x 3.99m

#### Bedroom 5

2.97m x 2.82m

#### Bathroom

1.98m x 1.68m

### DOUBLE GARAGE

10.67m x 5.21m



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# Floor Plan



Total area: approx. 267.3 sq. metres (2877.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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.

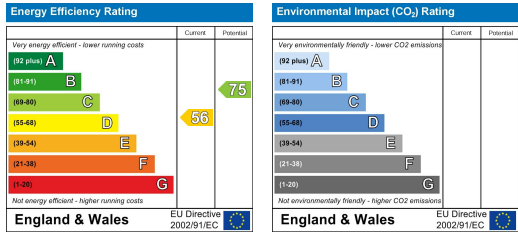
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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