




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Edge Hill
Wood End CV9 2QR

Edge Hill

CV9 2QR

A beautifully presented and spacious four-bedroom detached family home, occupying a desirable position in the sought-after village of Wood End.

The property is approached via a large private driveway providing ample off-road parking and benefits from a double electric garage. Upon entering, a welcoming entrance hallway opens into an impressive living space, featuring a striking central glass and timber staircase that creates a stunning focal point within the home.

The accommodation includes a separate sitting room with a characterful inglenook fireplace and patio doors leading directly onto the rear garden, offering an ideal space for both relaxing and entertaining. The heart of the home is the spacious contemporary kitchen, fitted with modern units and complemented by a central island, providing excellent preparation and dining space. A separate utility room and convenient downstairs WC complete the ground floor accommodation.

To the first floor, the property offers four generous double bedrooms. The principal bedroom benefits from its own ensuite shower room, while two further double bedrooms are served by a Jack and Jill bathroom. An additional double bedroom and a well-appointed family bathroom provide excellent accommodation for families and guests alike.

A substantial and versatile family home offering generous living accommodation throughout, viewing is highly recommended.

AVAILABLE NOW | EPC RATING: B | COUNCIL TAX BAND : F

selling quality
property since 1995





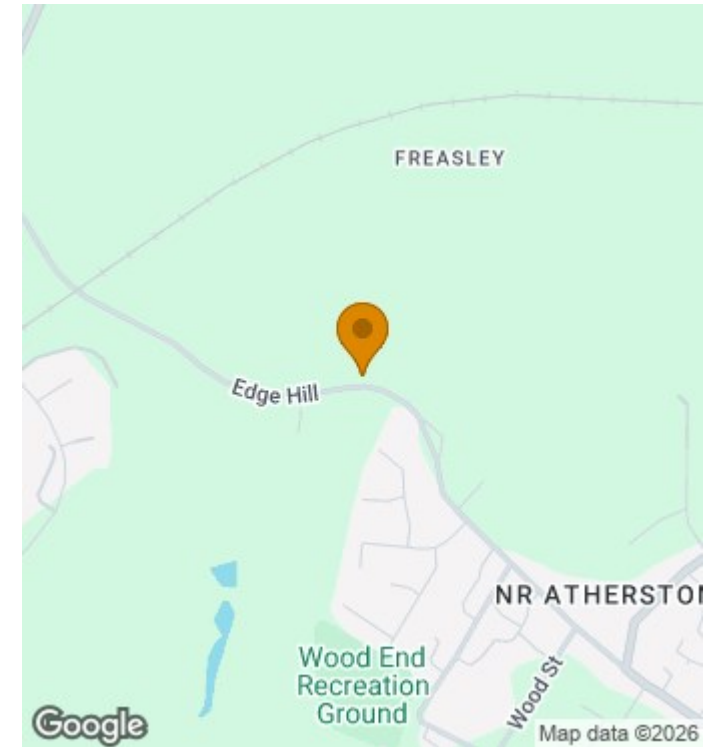




Floor Plan



Location Map



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

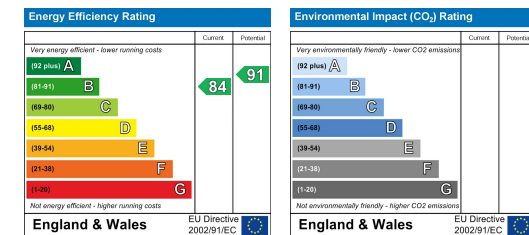
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



Trusted Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne