
SHORTLAND HORNE
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Coventry Road
Exhall CV7 9BH

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AN EXCEPTIONALLY SPACIOUS, CLEVERLEY EXTENDED FOUR-BEDROOM FAMILY HOME OFFERING APPROXIMATELY 2,903 SQ FT OF ACCOMMODATION, OCCUPYING A FANTASTIC, MUCH LARGER THAN AVERAGE PLOT WITH AN EXTENSIVE REAR GARDEN, GENEROUS DRIVEWAY AND GARAGING.

An outstanding opportunity to acquire this substantial and extensively extended four-bedroom semi-detached family residence, occupying an impressive plot along Coventry Road in the popular Exhall area. Having undergone significant extensions to create an incredibly spacious and versatile home, this property offers an abundance of living accommodation, generously proportioned bedrooms and a truly exceptional rear garden that stretches a considerable distance behind the property.

With approximately 2,903 sq ft of accommodation, including garaging, the property is perfectly suited to larger or growing families seeking a home that offers space both inside and out. The combination of extensive ground-floor living areas, four excellent bedrooms, multiple reception rooms and the remarkable garden makes this a particularly appealing property.

One of the property's standout features is the superb additional family room positioned towards the rear. Measuring approximately 17'8" x 12'5", this substantial reception room offers tremendous flexibility and could comfortably accommodate a children's playroom, games room, home cinema or further sitting room. Its position overlooking the rear garden makes it an especially attractive addition to the property.

The ground floor is further complemented by a useful utility room, additional hallway space, a bathroom and access to the integral garage, providing excellent practicality alongside the generous living accommodation.

To the first floor, the property continues to impress with four well-proportioned bedrooms, offering ample accommodation for larger families. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a further family bathroom. The impressive bedroom sizes provide excellent flexibility for family members of all ages, with potential to accommodate home-working arrangements where required.

Externally, this property really does come into its own. Set back from Coventry Road, the house enjoys a substantial frontage with a large block-paved driveway providing generous off-road parking for numerous vehicles. The frontage is complemented by attractive planted areas, while the additional detached garage provides further secure parking or valuable storage.

However, it is the extraordinary rear garden that truly sets this property apart.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Entry
1.40m x 3.81m

Entrance Hallway
2.36m x 2.13m

Living Room
3.61m x 4.11m

Kitchen/Living Area
8.97m x 3.51m

Living/Dining Room
8.48m x 4.11m

Hallway
2.39m x 3.76m

Family Room
5.38m x 3.78m

Shower Room
2.44m x 0.94m

Utility Room
3.38m x 2.06m

Garage
5.36m x 2.06m

FIRST FLOOR

Bedroom
5.03m x 3.51m

En-Suite
2.57m x 1.98m

Bedroom
8.08m x 2.67m

Bedorom
4.52m x 3.73m

Bedroom
3.71m x 3.78m

Bathroom
5.16m x 2.03m

OUTSIDE

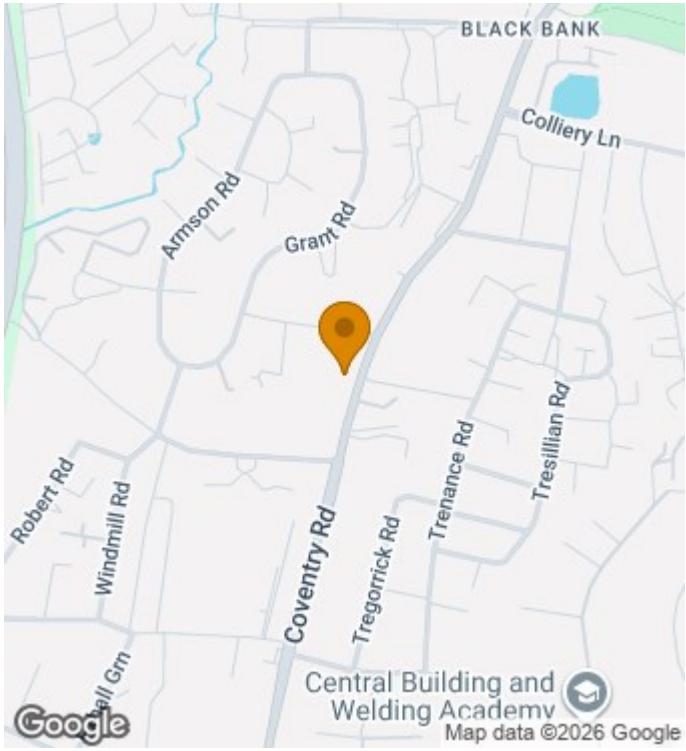
Garage
2.57m x 5.84m

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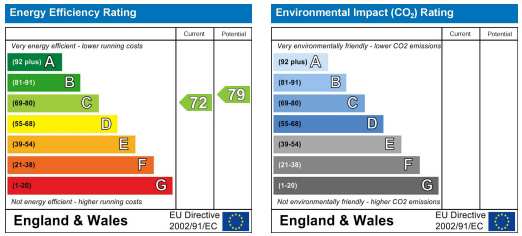
Floor Plan



Location Map



EPC



Total area: 2903.00 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 ccordance 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.
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