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Kenilworth Road
CV4 7AP



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Shortland Horne are delighted to present an exclusive opportunity to acquire this impressive four-bedroom detached family home, situated on the prestigious Kenilworth Road and occupying a plot of just under an acre. Set back from the road behind an extensive driveway and a large, well-kept front garden, the property enjoys a high degree of privacy, making it an ideal retreat for its future owners.

Upon entering the home, a storm porch leads into a welcoming entrance hallway, where stairs rise to the first floor. The ground floor offers a spacious and versatile layout, including a 19-foot sitting room featuring a charming fireplace and sliding doors that open into an extended secondary lounge or family room, providing ample space for relaxation and entertaining. A separate dining room also enjoys access to the family room, enhancing the flow of the ground floor accommodation. There is a newly fitted shower room for added convenience.

At the front of the property lies a generous breakfast kitchen, well equipped and designed to serve as the heart of the home. This space flows seamlessly into a study and two useful lobby areas, providing access to a store room and a double garage. This section of the property presents an excellent opportunity for further extension, subject to the necessary planning permissions, allowing a new owner to expand the living space to suit their needs.

The first floor comprises four well-proportioned bedrooms, all served by a family bathroom and a separate WC. Each room offers pleasant views over the surrounding gardens and grounds, maintaining the sense of space and tranquillity that defines the home.

Externally, the property is approached via a sweeping driveway with a turning circle and ample parking for multiple vehicles. The double garage provides additional storage and secure parking, while the rear garden is a particular highlight—an extensive, beautifully maintained outdoor space complete with an outbuilding, perfect for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings. The generous plot also offers outstanding potential for future development or extension, again subject to planning consent.

Additional benefits include gas central heating and partial double glazing. The property exudes charm and character throughout and must be viewed in person to be truly appreciated.

Perfectly positioned on the sought-after Kenilworth Road, the home is ideally located for commuting, with excellent transport links to Birmingham, Leamington Spa, and Kenilworth, as well as Coventry train station, which offers direct services to London. Coventry City Centre is within easy reach, providing a wide variety of shops, leisure facilities, and both state and private schooling options. The University of Warwick and Coventry University are also close by, along with the popular War Memorial Park, adding to the property's appeal as a refined and well-connected family residence.



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Dimensions

GROUND FLOOR

Storm Porch

Entrance Hallway

Sitting Room

5.79m x 4.29m

Lounge

8.79m x 4.11m

Shower Room (wet room)

Dining Room

5.13m x 3.33m

Kitchen/Breakfast Room

4.11m x 2.03m

Study

Boiler Room/Storage

Lobby

Bigger Lobby

Double Garage

5.46m x 5.26m

Store Room

FIRST FLOOR

Bedroom One

5.16m x 3.63m

Bedroom Two

4.42m x 4.09m

Bedroom Three

3.35m x 3.02m

Bedroom Four

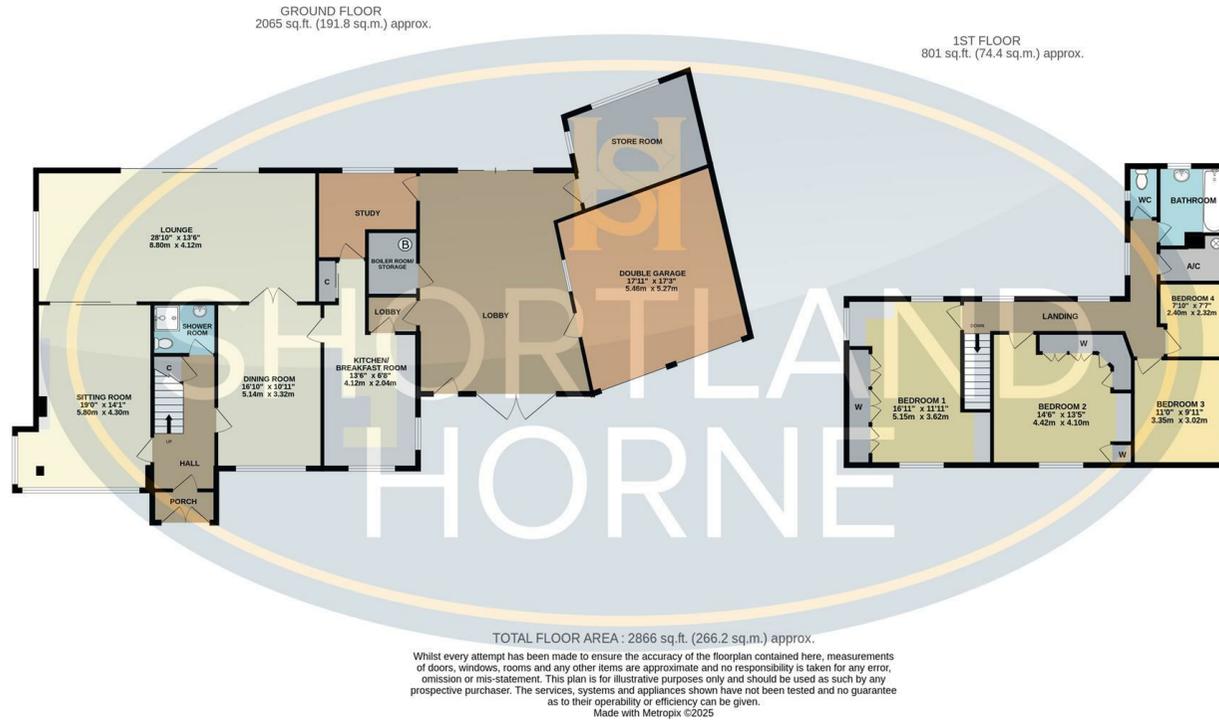
2.39m x 2.31m

Bathroom

W/C



Floor Plan



Total area: 2866.00 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

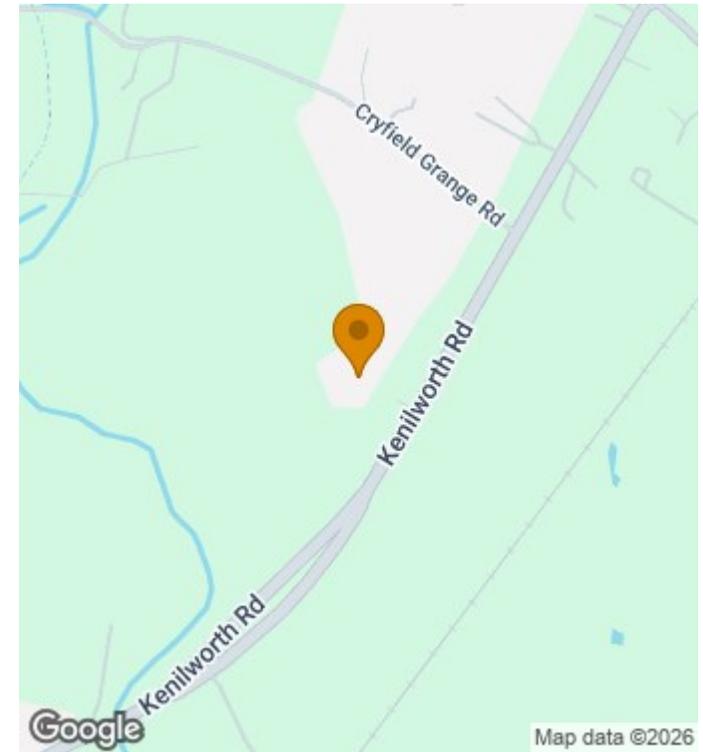
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

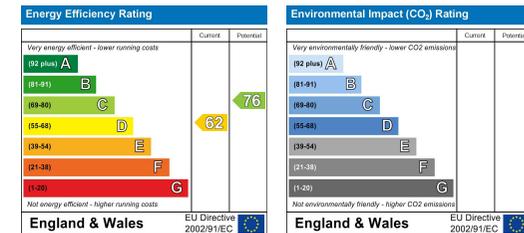
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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