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De-Compton Close  
Keresley End CV7 8NB

# De-Compton Close

## CV7 8NB

A SPACIOUS AND BEAUTIFULLY EXTENDED FOUR-BEDROOM FAMILY WITH A BEAUTIFUL SPLIT-LEVEL GARDEN IN THE SOUGHT-AFTER KERESLEY END

Nestled in the charming village of Keresley End, Coventry, this stunning semi-detached family home offers a delightful countryside lifestyle. With four spacious bedrooms and two bathrooms, this extended property is perfect for families seeking a peaceful retreat.

As you enter, you are welcomed by a bright entrance hallway that leads to a fitted kitchen, which overlooks the front aspect, providing a lovely space for culinary creations. The ground floor features a convenient bedroom complete with its own WC and wash hand basin, making it ideal for guests or family members who prefer single-level living. The family shower room is well-appointed, ensuring comfort for all.

The heart of the home is undoubtedly the expansive living room, where large French doors open up to a mature and generously sized split-level garden. This outdoor space is a child's dream, offering plenty of avenues to explore and play, while also providing a serene setting for family gatherings or quiet evenings.

On the first floor, you will find three additional bedrooms, each offering ample space and natural light, along with a separate WC for added convenience. The property also boasts ample parking for several vehicles at the front, with side access leading to the enchanting rear garden.

Properties of this calibre are a rare find in the market, and we believe this home will not be available for long. A viewing is essential to truly appreciate the size, quality, and charm of this exceptional family residence. Embrace the opportunity to make this your new home in the picturesque surroundings of Keresley End.



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## Dimensions

### GROUND FLOOR

#### Kitchen

3.51m x 5.44m

#### Living Room

5.64m x 5.00m

#### Bedroom

3.63m x 2.97m

#### Bathroom

2.97m x 1.35m

### FIRST FLOOR

#### Bedroom One

3.45m x 3.51m

#### Bedroom Two

2.97m x 3.68m

#### Bedroom Three

3.48m x 1.83m

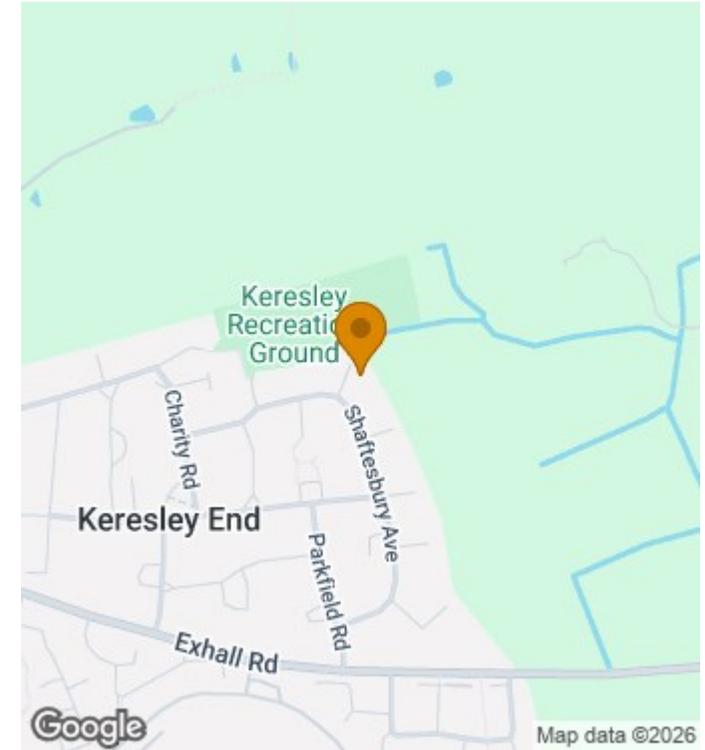
#### W/C



# 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

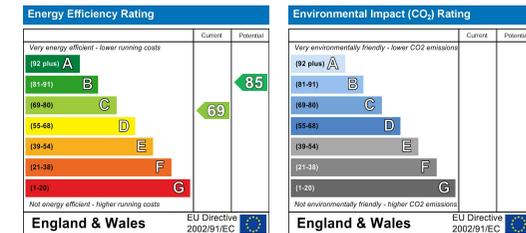
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# EPC



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📞 02476 222 123

✉️ [lettings@shortland-horne.co.uk](mailto:lettings@shortland-horne.co.uk) 📍 @ShortlandHorne

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