



STIVICHALL MANOR



Trusted
Property Experts

36 Leamington Road
Stivichall CV3 6GG

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Welcome to Stivichall Manor consisting of just four homes in a gated development. A stunning new build detached home located in the desirable area of Stivichall, Coventry. This exquisite property, designed by the award-winning developer O Flanagan Homes, offers a perfect blend of modern living and sustainable features, making it an ideal choice for families and professionals alike.

Spanning an impressive 1,200 square feet, this bungalow boasts three spacious king-size bedrooms, each thoughtfully designed with fitted wardrobes in the master and second bedroom, ensuring ample storage space. The property features two well-appointed bathrooms, providing convenience and comfort for all residents.

The heart of the home is the open plan kitchen, dining, and family room, which creates a warm and inviting atmosphere for entertaining and family gatherings. The separate living room offers a peaceful retreat, perfect for relaxation. The kitchen is a chef's dream, featuring a Simply Burbidge Chartwell Faux In-Frame design, Blum soft-close cabinetry, and luxurious Calacatta Gold quartz worktops. Equipped with high-quality Caple integrated appliances, including a fridge/freezer, wine cooler, and dishwasher, this kitchen is both functional and stylish.



Dimensions

GROUND FLOOR

Entrance Hall

Kitchen/Dining/Family
Room

4.77 x 4.68

Living Room

4.87 x 3.58

Downstairs Cloakroom

Bedroom Two

4.34 x 3.74

Ensuite

FIRST FLOOR

4.87 x 4.59

Landing

Master Bedroom

4.87 x 4.59

Family Bathroom

2.79 x 2.7

Bedroom Three

4.6 x 3.61

Cupboard

Floor Plan



Total area: 1351.00 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

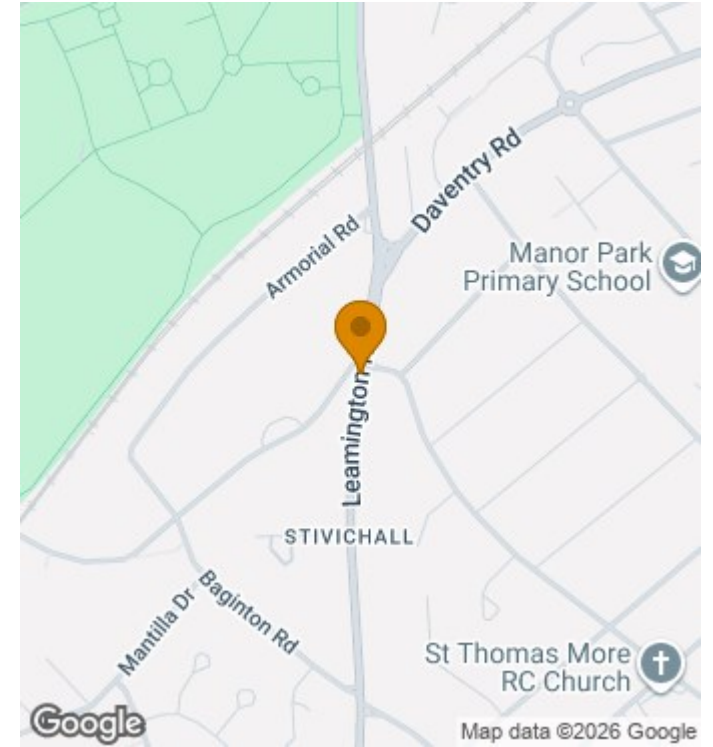
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

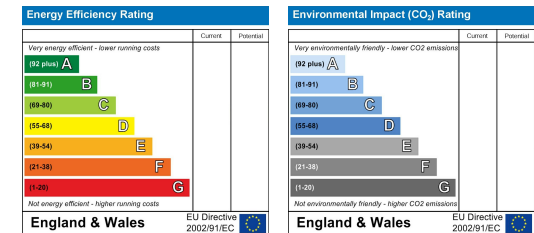
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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