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Leamington Road

Stivichall CV3 6GF

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Shortland Horne are delighted to present this substantial and individually designed detached family home, occupying a superb position on the highly regarded Leamington Road. Offering approximately 2,466 sq. ft. of versatile accommodation, the property combines impressive proportions with a fantastic specification throughout, generous parking, a substantial garage/workshop and a particularly private enclosed rear garden.

From the moment you arrive, the sense of space is immediately apparent. The property is set well back with a large frontage providing extensive off-road parking for several vehicles, making it ideal for a growing family or those requiring additional space for visitors. The impressive garage/workshop provides further secure parking and excellent storage, while also offering plenty of potential for buyers requiring a workshop, hobby space or additional usable area.

Internally, the accommodation is both spacious and incredibly versatile. The welcoming entrance hall provides access to a generous main lounge, creating a superb family living and entertaining space. A further separate reception room offers flexibility as a snug, family room or additional sitting room.

The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom is a real highlight, benefiting from its own en-suite shower room, walk-in wardrobe and access onto a private balcony. The remaining bedrooms are served by additional shower room and WC facilities, providing excellent flexibility for a larger household.

Outside is another major feature of this home. To the rear is a lovely enclosed garden offering an excellent degree of privacy and not being directly overlooked, creating a superb setting for children, entertaining or simply enjoying the outdoors. Combined with the extensive frontage, substantial parking and garage/workshop, the outside space complements the generous internal accommodation perfectly.

This is a rare opportunity to acquire a substantial detached home on Leamington Road, offering an exceptional amount of living space, a fantastic specification throughout and a layout that works brilliantly for modern family life. With its large frontage, extensive parking, impressive garage, four bedrooms, multiple reception spaces, home office and private rear garden, this is a property that really does need to be viewed to appreciate everything it has to offer.

Leamington Road is superbly positioned within a highly regarded and convenient part of South Coventry, offering excellent access to the city centre while also being ideally placed for some of Coventry's most popular residential areas, including Styvechale, Finham and Cheylesmore.

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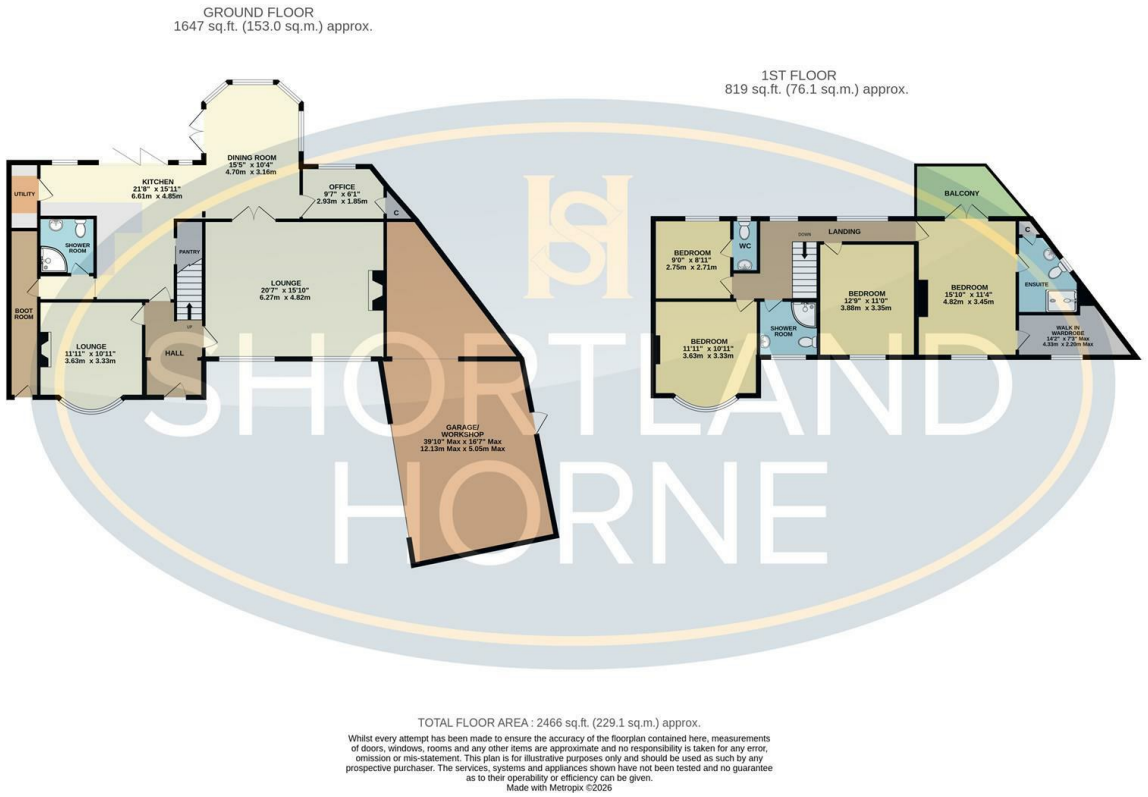




Dimensions

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Floor Plan



TOTAL FLOOR AREA : 2466 sq.ft. (229.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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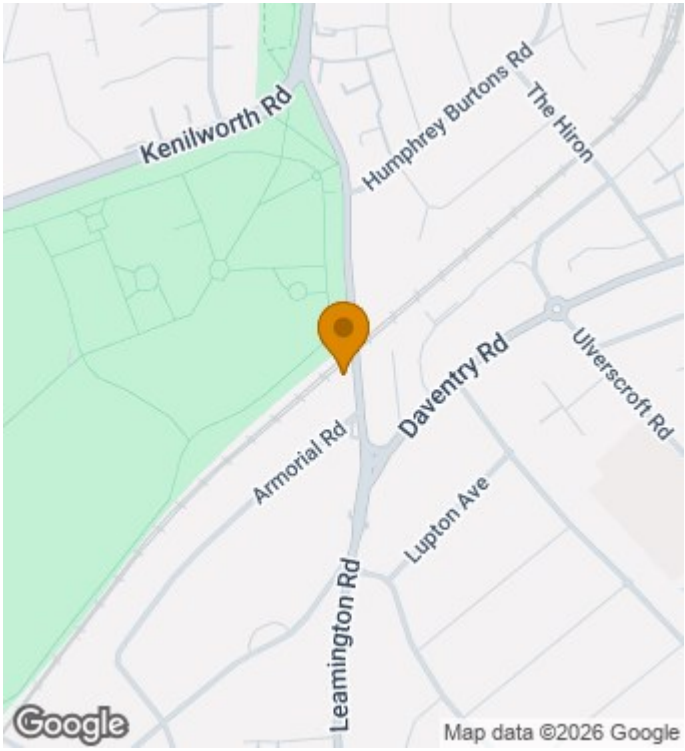
Total area: sq ft

Disclaimer

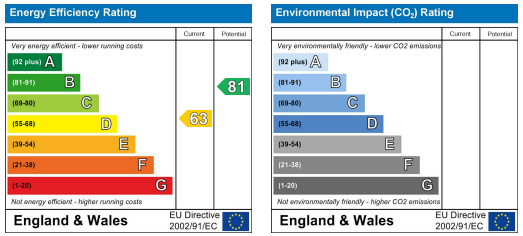
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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.
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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