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# Heath Green Way

CV4 8GU

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MOVE IN FOR CHRISTMAS: Situated in the highly sought-after area of Heath Green Way, Westwood Heath, Coventry, this exceptional five-bedroom detached Fairclough home (Kingswood design) offers spacious and versatile accommodation ideal for modern family living.

Beautifully presented throughout, the property features three well-proportioned reception rooms alongside an impressive open-plan breakfast kitchen/family room, creating a perfect hub for both everyday living and entertaining.

The first floor boasts five generous bedrooms, including a superb principal suite complete with dressing room and en-suite, while one further bedroom also benefits from en-suite facilities ideal for larger families or visiting guests.

Externally, the home occupies a generous plot with a well established garden with a patio ideal for entertaining friends and family. The front of the property is large with lots of space to park several vehicles and access to the double garages.

Conveniently located within easy reach of both Coventry and Kenilworth, the

### Location

Westwood Heath is one of Coventry's most prestigious and sought after locations ideally located for commuters being a short walk from Tile Hill Railway Station, located less than a mile away. From here, trains run to Birmingham International (for Airport), New Street(for City) and Coventry. Connecting trains continue on to London Euston. Warwick University and Westwood Heath Business Park are a few minutes away by car.

Good shopping facilities can be found both in Coventry and neighbouring Kenilworth.

selling quality
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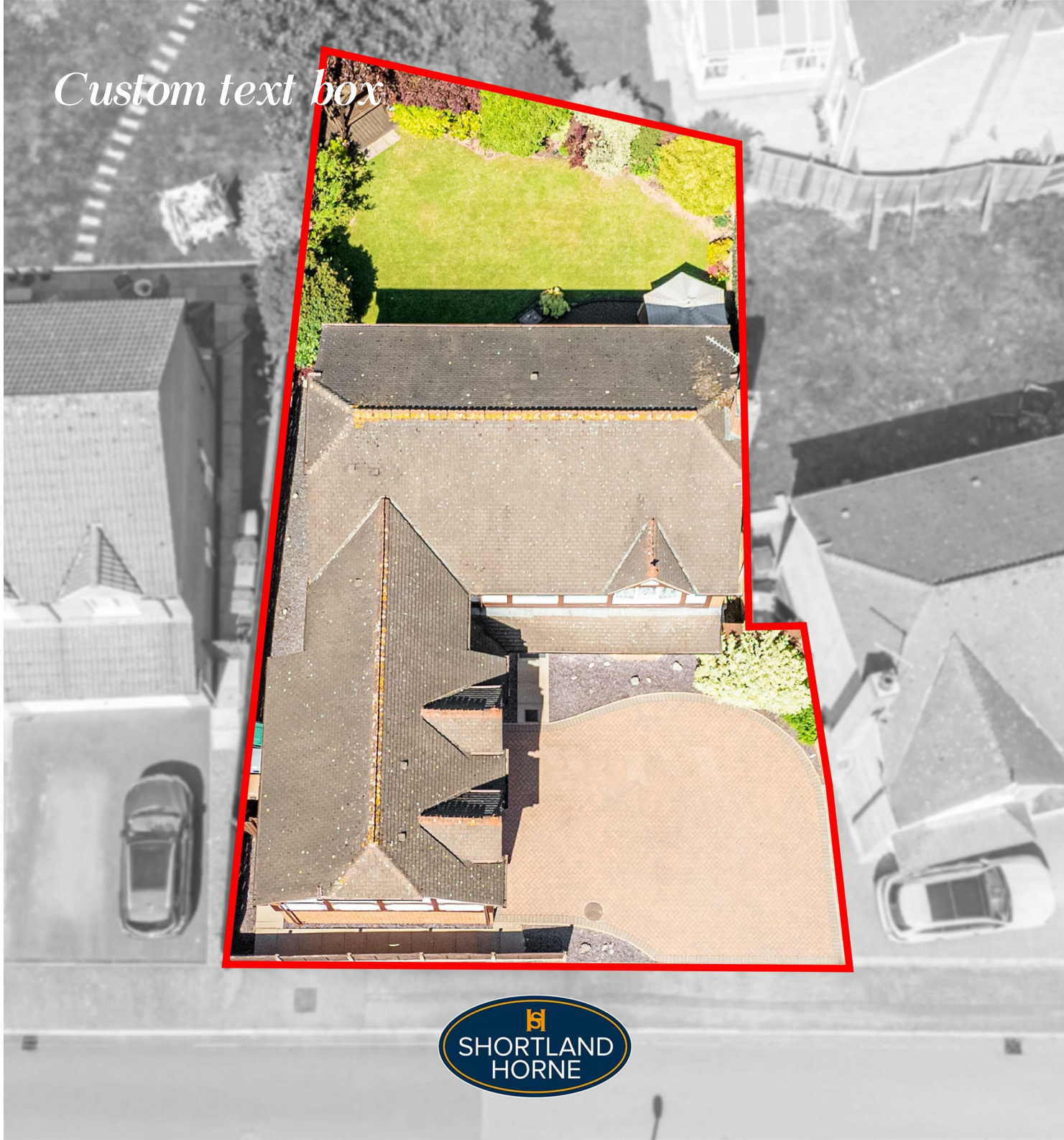

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# Dimensions

## GROUND FLOOR

**Entrance Hallway**
4.34m x 2.59m

**Living Room**
3.43m x 6.48m

**Dining Room**
2.87m x 3.68m

**Kitchen**
3.25m x 4.52m

**Laundry Room**
1.83m x 1.83m

**Office**
2.82m x 2.03m

## FIRST FLOOR

**Bedroom**
4.90m x 5.23m

**Dressing Room**
1.40m x 1.73m

**Bathroom**
2.82m x 2.34m

**Bedroom**
3.38m x 3.81m

**En-Suite**
1.68m x 1.60m

**Bedroom**
3.48m x 3.20m

**Bedroom**
3.43m x 3.18m

**Bathroom**
1.68m x 2.57m

**Bedroom**
2.29m x 2.01m

## OUTSIDE

**Garage**
4.98m x 5.38m

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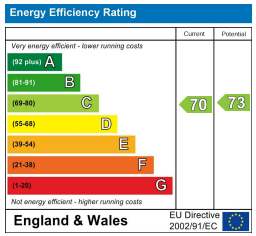
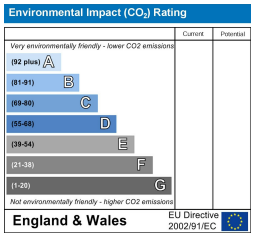
# Floor Plan

# Location Map

# EPC




## Total area: 2044.00 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.
**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.

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