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Poppyfield Court
CV4 7HW

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A spacious executive family home located in the aspirational area of Gibbet Hill to the south of the city on the way to the desirable suburban town of Kenilworth. The house has been built to a spacious and practical design and offers flexible family accommodation over two levels with a gross internal floor area of approximately 1950.0sqft. The property is found in a quiet location at the end of a cul de sac, and has had just one owner since new. The house has both gas central heating and double glazing and has been very well maintained.

Approached via a private brick paved driveway with parking for many vehicles with direct access to a superb double garage with further parking for two vehicles. The house occupies an enviable spot hidden away and secluded from the main road. The internal accommodation comprises, entrance hallway, cloakroom with w.c, office, lounge with feature fireplace, sunroom with doors leading on to the garden, dining room, breakfast kitchen with plenty of wall and base units and a utility room.

On the first floor you will find five generously sized bedrooms with the master bedroom featuring an en-suite bathroom and a luxury family bathroom with a bath and a separate walk in shower.

The Location

Poppyfield Court is located just off the Kenilworth Road in a lovely area on the south side of the city. It is close to both the Memorial Park with easy access to both Coventry and Kenilworth. There are good bus services available within walking distance of the property.

Close access to the A45 leads onto the areas network of commuter roads. There are also a number of other local amenities including Cannon Park shopping centre, pubs/eateries, convenience stores and Finham & Hearsall Golf Clubs.

There are terrific local schools including King Henry VIII, Westwood Academy, Finham Park and Kenilworth.

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selling quality
property since 1995





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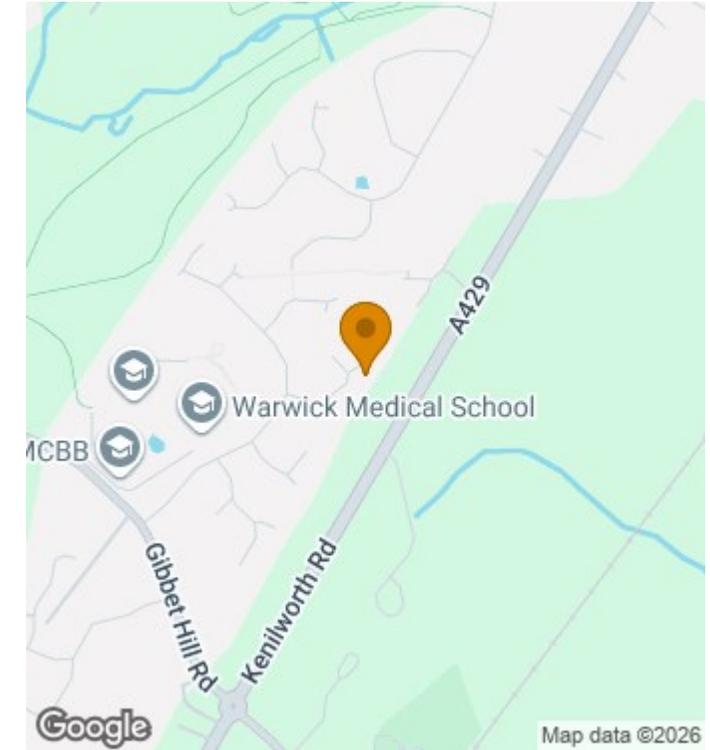
Dimensions



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

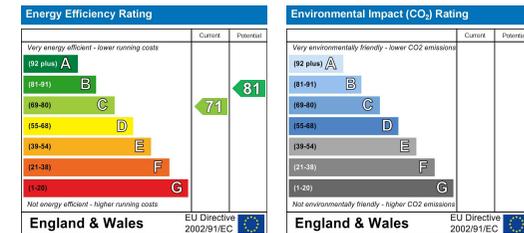
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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