

A Truly Unique Home
Highland Road
KENILWORTH CV8
2EU Offers In Excess
Of £650,000 Freehold

haart
of COVENTRY



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Ref: HRT037643907

This deceptive detached home sits within a generous plot and offers unique features throughout along with an abundance of space and natural light. Boasting three double bedrooms, three bathrooms and stunning split level kitchen-living-diner that opens o

- **Unique Split Level Home**
- **Stunning Views**
- **Beautiful Garden**
- **Three Double Bedrooms**
- **Three Bathrooms**
- **Three Reception Rooms**
- **Garage & Drive**
- **Sought After Location**



Front of Property

With double width driveway that leads to the garage, a manicured front garden with feature shrubs borders, shingle centre piece and array of mature plants. Side access gate, riven stone path to front door.

Enclosed Porch

Entered via a solid wood door with further double glazed windows to front.

Entrance Hall

Entered via a glass panel door with further opaque windows to front. Wooden flooring, radiator,



stairs to first floor, doors to further accommodation.

Formal Living Room 12'5" x 14'5" (3.79m x 4.4m)

Double glazed window to front, radiator and feature wood burning stove with tiled hearth. the full height chimney breast has openings either side that lead to the second living room.

Study 7'2" x 11'5" (2.19m x 3.48m)

Double glazed window to side, feature glass brick window to kitchen, radiator.

Living Area 12'5" x 13'4" (3.79m x 4.08m)

With a glass balustrade and steps down to kitchen diner, radiator, door to study.

Kitchen-Diner-Living 19'7" x 21'0" (5.98m x 6.42m)

An L-shaped space that includes full height windows and patio doors to the garden, a further double glazed window to rear and three roof lights. A fitted kitchen with a range of wall and base units, laminate work surface with inset stainless steel sink drainer and tiling to splashback areas. Integrated electric oven, four ring induction hob with cooker hood over, integrated

full height fridge freezer, washer dryer and slimline dishwasher. ceramic floor tiles, two full height radiators and further radiator.

Bedroom 11'8" x 12'1" (3.58m x 3.69m)

Double glazed window to front, radiator.

Bathroom

Double glazed opaque window to side, roll top bath, shower enclosure with electric shower, floating wash hand basin, low level WC. Tiling to splashback areas, feature radiator, extractor fan.

Bedroom 19'5" x 16'11" (5.94m x 5.16m)

Double glazed patio doors to rear, radiator.

Ensuite Shower Room

Double glazed opaque window to rear, corner shower enclosure with mains fed thermostatic Groehe shower, low level WC, pedestal wash hand basin, tiling to splashback areas, heated towel rail, extractor fan.

First Floor Landing

Return staircase from the ground floor, double glazed Velux window to rear, door to master suite.

Master Suite 14'3" x 20'1" (4.36m x 6.14m)

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A true master suite with double glazed Velux window to front and three quarter height picture window to the rear. To the dressing area is a range of fitted wardrobes and storage space, along with two feature radiators and door to en suite.

Ensuite Shower Room

Double glazed Velux window to front, shower enclosure with mains fed thermostatic shower, vanity wash hand basin close couple WC, tiling to splashback areas, tiled floor, heated towel rail, extractor fan.

Rear Garden 42'7" x 91'10" (13m x 28m)

Stepping out from the kitchen-diner-living you will find a riven stone patio that spans the width of the plot. To the left hand side (as you step out) you will find a patio area, outside tap and side access passage way that leads to the front. To the left is another patio area with steps up to the doors of bedroom two. The patio leads down to a mulched pathway that bisects two manicured lawn, which in turn are framed by mature borders

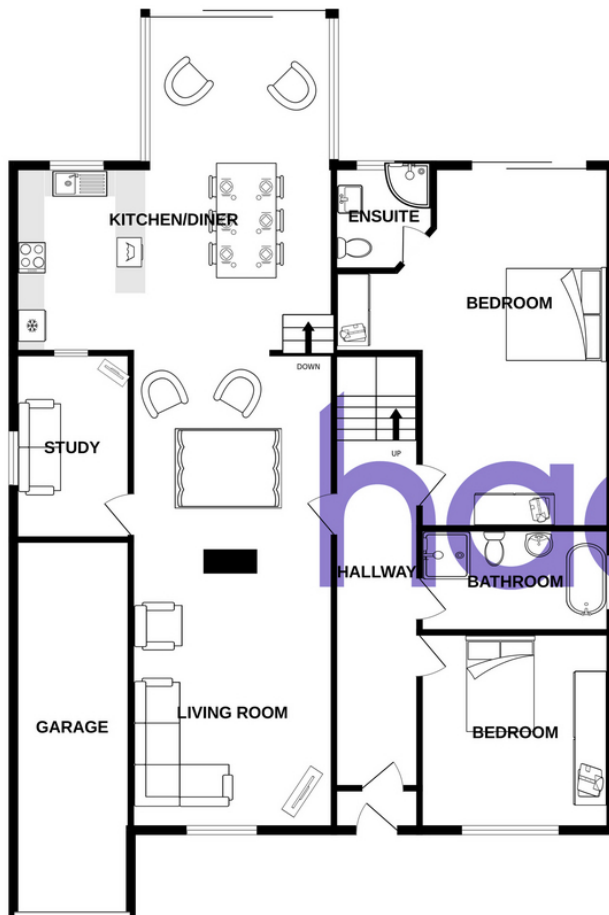
with and array of shrubs and plants. At the bottom of the path is a vegetable patch and green house and then at the bottom of the garden is a further lawned area with two mature apple trees and views over open fields







GROUND FLOOR
1625 sq.ft. (151.0 sq.m.) approx.

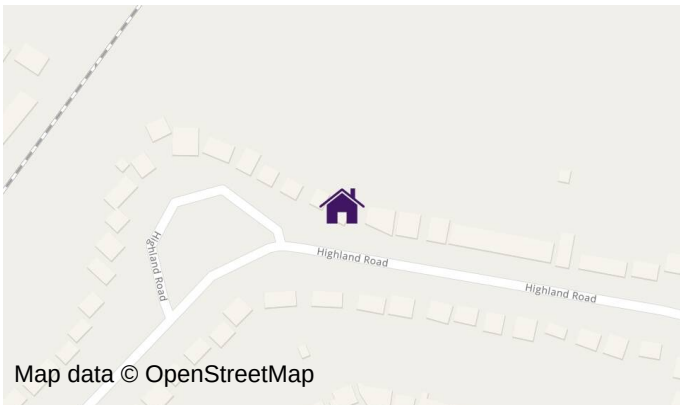


1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C	75	83
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	70	78
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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