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Leamington Road  
Styvechale CV3 6GF

SHORTLAND  
HORNE  
TO LET

4

# Leamington Road

## CV3 6GF

Nestled in the desirable area of Styvechale, Coventry, this exceptional detached house on Leamington Road is a true gem. With its spacious layout and modern amenities, it is perfect for families seeking comfort and style.

Upon entering, you are greeted by a generous entrance hallway that leads to two inviting reception rooms. The first reception boasts a charming bay window, while the second features a Velux window that floods the space with natural light. French doors open from this room to the garden, creating a seamless connection between indoor and outdoor living, and providing ample space for a dining area.

The heart of the home is the high gloss fitted kitchen, equipped with both low-level and mid-level units, an integrated gas hob, and an electric oven. This kitchen also includes a snug area, ideal for casual dining or relaxation. At the rear of the property, you will discover a third reception room, currently utilised as an office, along with a utility room, a convenient ground floor shower room, and an internal door leading to the garage.

Venturing upstairs, you will find four generously sized double bedrooms. The master

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Bedroom Three  
3.96m x 2.59m

### Entrance Hallway

Bedroom Four  
2.44m x 3.25m

### Lounge

7.92m x 3.89m

### Living Room

3.96m x 3.45m

### Bathroom

1.83m x 2.54m

### Kitchen

9.14m x 2.59m

### W/C

0.91m x 1.70m

### Office

2.13m x 1.93m

### Laundry Room

3.35m x 1.73m

### Bathroom

2.44m x 0.91m

### Garage

5.49m x 2.49m

### FIRST FLOOR

### Bedroom One

4.88m x 3.61m

### Bedroom Two

3.96m x 3.89m

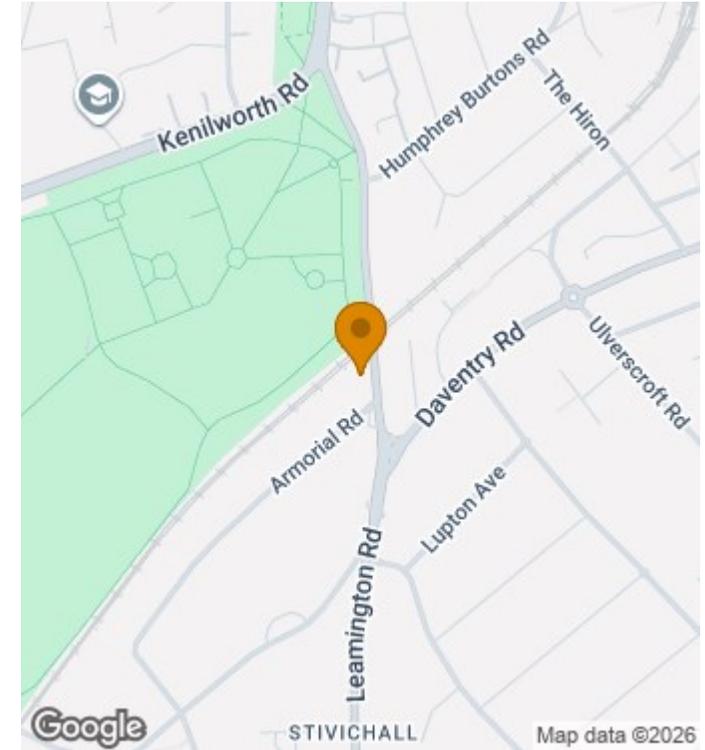
### En-Suite

2.13m x 1.14m

# 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

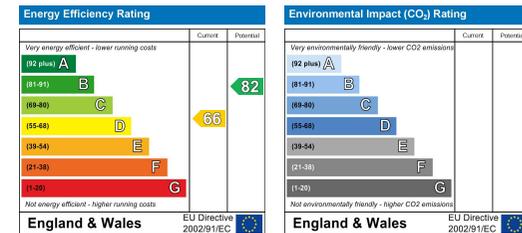
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# EPC



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