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Kenilworth Road  
CV4 7AH

# Kenilworth Road

## CV4 7AH

Nestled in the sought-after area of Kenilworth Road, Coventry, this splendid detached bungalow offers an exceptional living experience. Spanning an impressive 2,974 square feet and set within approximately 0.75 of an acre, this property is a true gem for families seeking space and comfort.

Originally built in the 1990s, the bungalow has been thoughtfully designed to create a harmonious blend of modern living and classic charm. Upon entering, you are welcomed by a grand entrance hallway that leads to a spacious 24ft lounge/dining room, complete with sliding doors that open onto the beautifully maintained garden. The fully fitted breakfast kitchen is equipped with integrated appliances, including an oven, gas hob, dishwasher, and a fridge, making it a delightful space for culinary enthusiasts. Additionally, the property features a study, utility room, and a convenient cloakroom with a W/C.

The accommodation comprises three generously sized double bedrooms, all featuring built-in wardrobes. The principal bedroom boasts an en-suite shower room, while a family bathroom serves the other bedrooms, ensuring ample facilities for family living.

Outside, the property offers extensive off-road parking for several vehicles at the front. The rear garden is a true highlight, predominantly laid to lawn and adorned with mature shrubs and trees, providing a serene outdoor retreat. A paved patio area is perfect for entertaining guests or enjoying al fresco dining. Furthermore, there is potential for development on the land, with direct access to the Shrubberies, making this property an exciting opportunity for those looking to expand.

This remarkable bungalow is not just a house; it is a home that promises comfort, space, and a wonderful lifestyle in a prime location. Viewing is highly recommended to fully appreciate all that this stunning property has to offer.

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Room  
7.47m x 7.32m

Kitchen/Breakfast Room  
8.41m x 3.61m

Utility Room

Study  
4.83m x 2.90m

W/C

Bedroom One  
5.41m x 3.99m

En-Suite

Bedroom Two  
5.82m x 3.48m

Bedroom Three  
5.08m x 4.04m

Bathroom

OUTSIDE

Double Garage  
6.48m x 5.69m



# Floor Plan



Total area: 2974.00 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

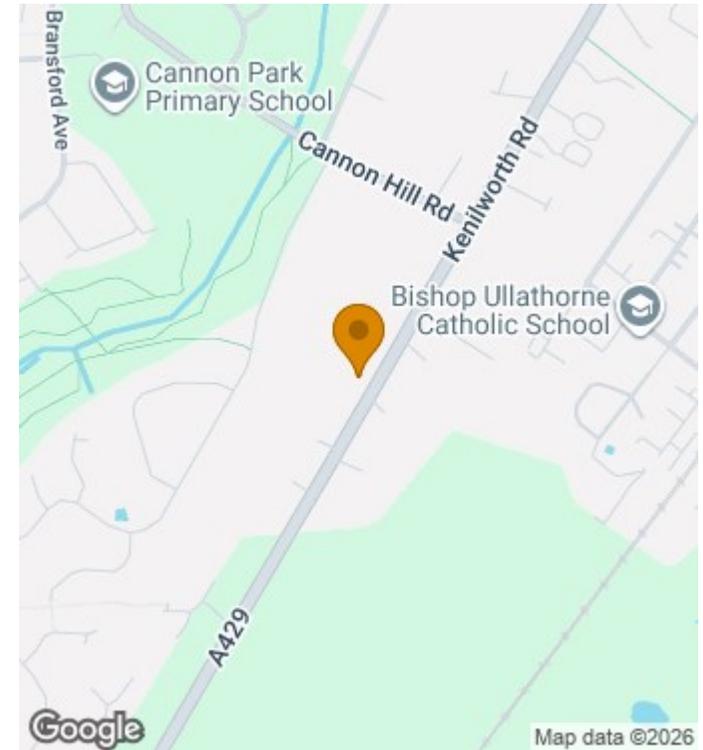
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

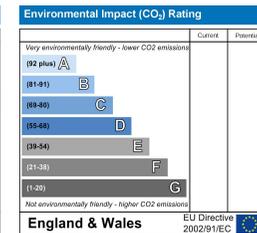
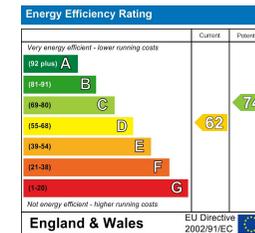
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

# Location Map



## EPC



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