



SH
SHORTLAND
HORNE

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Property Experts

Warwick Road
CV8 1HP

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A superb opportunity to purchase a five bedroom townhouse centrally located with allocated parking set in Kenilworth town centre, within easy walking distance to the railway station, Waitrose and the towns many bars and restaurants. This very spacious town house was built in the 1900's and has been completely refurbished with a contemporary style and attention to detail throughout. With high ceilings and the feeling of light and space the home oozes luxury throughout each of the rooms with a flow that makes this well located house a true family home. The property is exceptionally finished with an open plan kitchen/diner which enables light to flow throughout the home leading to a spacious lounge. With a bespoke kitchen to include Granite work surfaces and underfloor heating with Bi fold doors which lead you through to the garden and patio area. This fabulous home has five double bedrooms with three outstanding elegant bathrooms located across the first and second floors. The master bedroom has a dressing room and ensuite shower room. There is also an extremely useful store room which houses the high pressure boilers and central heating system as well as a laundry area. There is parking for two cars with a beautifully landscaped rear garden giving a nice secluded area for entertaining and family enjoyment. Offered with no upward chain.

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Dimensions

GROUND FLOOR

Entrance Hall

Lounge

4.17m x 3.94m

Dining Room

4.04m x 3.94m

Kitchen/Breakfast Room

7.04m x 5.99m

FIRST FLOOR

Master Bedroom

7.39m x 3.66m

Dressing Room

4.62m x 2.08m

Ensuite Shower Room

2.49m x 2.54m

Bedroom Two

4.29m x 4.01m

Bedroom Three

2.90m x 4.01m

Family Bathroom

4.29m x 1.88m

SECOND FLOOR

Bedroom Four

4.90m x 3.66m

Ensuite

1.80m x 2.24m

Bedroom Five

3.30m x 4.01m

Room for Eaves Storage

Boiler Room

BASEMENT

Space for storage, office etc

Floor Plan



Total area: 2880.70 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

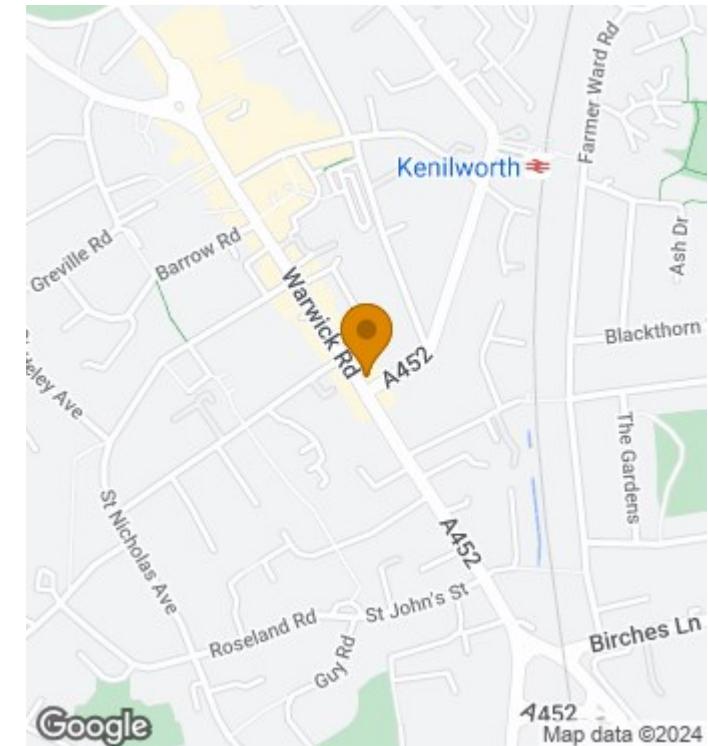
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

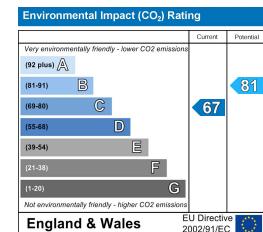
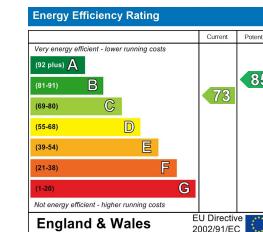
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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



02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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