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Bennetts Road
Keresley End CV7 8HY

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Nestled within the sought-after semi-rural setting of Keresley End, this substantial and beautifully proportioned semi-detached residence offers an exceptional amount of living accommodation extending to approximately 2,345 sq.ft., combining generous room sizes with versatile family living across two floors.

The property is approached via an inviting entrance hall which immediately sets the tone for the spacious accommodation throughout. To the front of the home is an elegant principal lounge, a superbly sized reception room ideal for both formal entertaining and relaxed family living, enhanced by excellent natural light and a feature fireplace creating a warm and welcoming focal point.

Positioned to the rear of the property is a further reception room currently arranged as a snug/dining room, providing highly versatile additional living space perfect for family gatherings, children's play space or a more formal dining environment. This room flows naturally through to the impressive breakfast kitchen, creating an excellent sociable layout for modern day living.

The heart of the home is undoubtedly the expansive breakfast kitchen, beautifully

To the first floor, the spacious landing gives access to four well-proportioned bedrooms. The principal bedroom is exceptionally generous in size and enjoys a luxurious feel, complemented by a large family bathroom fitted with both bath and separate shower facilities. Two further double bedrooms continue the theme of spacious accommodation, while the fourth bedroom offers flexibility as a nursery, dressing room, study or home office depending on individual requirements.

Externally, the property is further enhanced by a substantial detached double garage extending to approximately 414 sq.ft., providing excellent secure parking, workshop potential or further storage options. The overall layout and proportions of the property make it ideally suited to growing families seeking both space and versatility in a highly convenient yet semi-rural location.

Combining generous internal accommodation, practical family-focused design and excellent connectivity to Coventry, surrounding villages and major motorway networks, this is a rare opportunity to acquire a substantial family home within one of the area's most desirable residential settings.

Location

Situated in the highly regarded residential area of Keresley End, this property enjoys an excellent position with convenient access to a wide range of local amenities, well-regarded schools and superb transport links. The area is particularly popular with

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property since 1995





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Dimensions

GROUND FLOOR Double Garage
6.96m x 5.51m

Entrance Hallway

Lounge

4.83m x 4.24m

Snug/Dining Room

4.85m x 4.19m

Kitchen

5.56m x 4.50m

Utility Room

Shower Room

Boot Room

2.64m x 1.65m

FIRST FLOOR

Bedroom

5.56m x 4.50m

Bathroom

Bedroom

4.85m x 4.22m

Bedroom

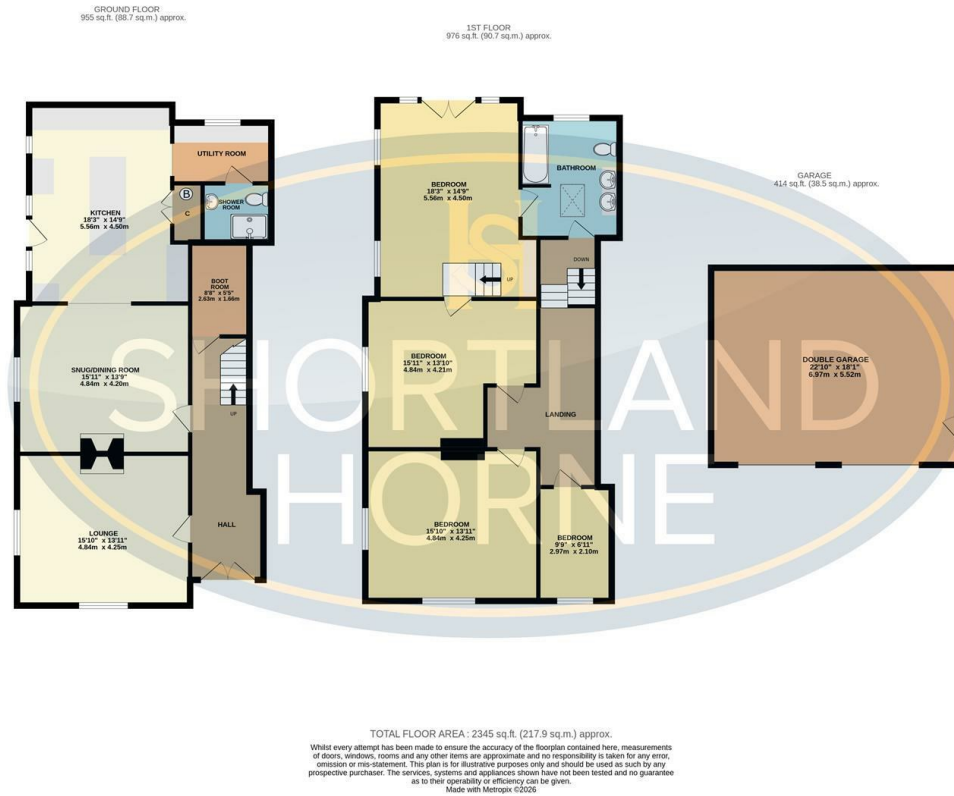
4.83m x 4.24m

Bedroom

OUTSIDE

 shortland-horne.co.uk

Floor Plan



Total area: 1434.00 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 Home.

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 Home 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

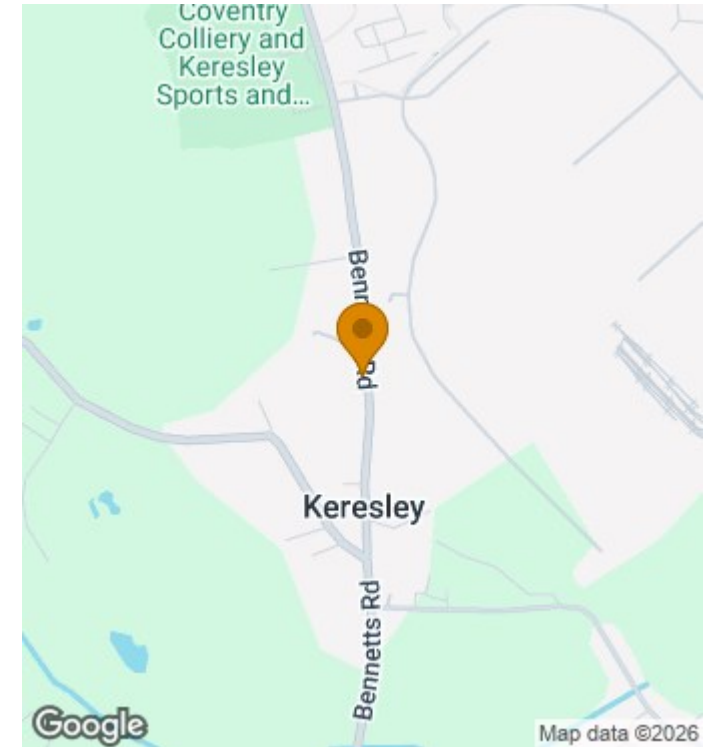
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

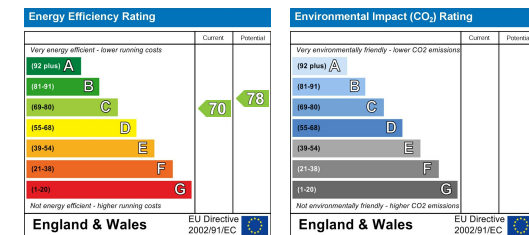
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Home'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 Home 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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