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Gibbet Hill Road  
CV4 7AJ



# Gibbet Hill Road

## CV4 7AJ

This magnificent 1930's four bedroom detached family home sitting on approximately 0.8 of an acre situated in one of Coventry's most sought after roads Kenilworth Road on the outskirts of Coventry and is within easy reach of Coventry City Centre, Leamington Spa and Kenilworth. The position boasts easy access to Warwick University, A46, A45 and Birmingham airport. The Coventry railway station is just over three miles away and offers regular trains to London which takes just under an hour.

The front of the property is accessed down a private driveway surrounded by mature trees that bring you to the front of the house where there is ample parking with access to a garage, workshop and a further garage/storage space.

As you enter this substantial property from the open canopy into the hallway there are doors leading off to a lounge with feature wooden beams and an open fireplace, a separate dining room featuring a gas fire place and wooden beams, a fully fitted kitchen with a feature breakfast island and integrated appliances leading through to a substantial utility area and W/C. From this area you will find doors that lead you to the front of the property or to the rear.

On the first floor you will find a generous master bedroom with eaves storage, a further three double bedrooms with two of these featuring built in wardrobes and a family bathroom completes the first floor.

At the rear of this delightful property you will be greeted by a fully sheltered patio area ideal for the entertaining months and a substantial well established garden. There are further mature gardens to the side with an ornamental water feature, that leads you back to the very large and impressive fore garden surrounded by mature trees and shrubs.

If you are looking for a property with lots of potential for extension and further development (STPP) then you need to view this wonderful property.

**selling quality**  
property since 1995



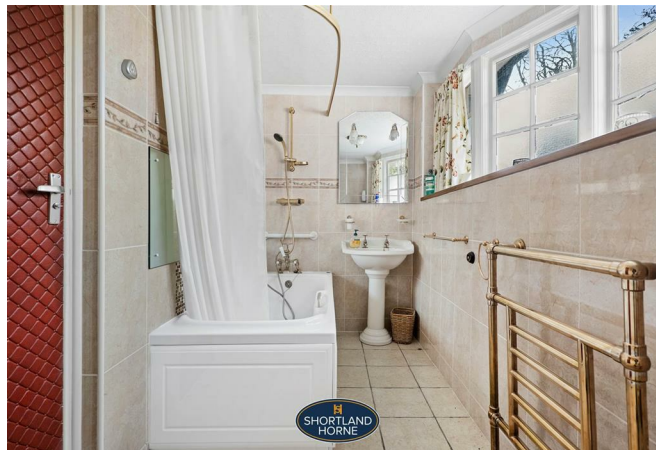












## Dimensions

### GROUND FLOOR

Storm Porch

Entrance Hallway

Living Room

4.93m x 3.86m

Dining Room

4.93m x 3.89m

Kitchen

4.83m x 4.88m

Utility

7.54m x 2.82m

W/C

### FIRST FLOOR

Bedroom One

4.93m x 4.88m

Bedroom Two

3.66m x 4.88m

Bedroom Three

3.53m x 3.63m

Bedroom Four

2.46m x 3.63m

Bathroom

1.50m x 3.61m

### OUTSIDE

Workshop

4.93m x 2.95m

Garage

4.01m x 4.83m

Garage

4.01m x 3.43m



Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 2523.90 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 you 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

