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Property Experts



Common Lane
CV8 2ER

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Nestled on Common Lane in the charming town of Kenilworth, this delightful four-bedroom semi-detached house is a true gem waiting to be discovered. Shortland Horne proudly presents this traditional property, boasting an extension and a garage, offering a perfect blend of classic charm and modern convenience.

Conveniently located on the north east side of Kenilworth, this home is just a leisurely stroll away from the bustling High Street and Town Centre. With Coventry City Centre a short drive away and easy access to the A46 leading to the M40, commuting is a breeze from this prime location.

Imagine living opposite the picturesque Kenilworth Common and Greenway, perfect for tranquil walks and enjoying the beauty of nature right at your doorstep. Families will appreciate the proximity to primary and secondary schools, as well as the convenience of local amenities including a post office, restaurants, and supermarkets.

Step inside to discover a spacious driveway, a front garden, and a garage - perfect for parking and storage. The interior exudes character with an open hallway, a stylish kitchen with wooden flooring leading to a utility room, and a conservatory overlooking the garden, a generous living room complete with a charming fireplace and a front sitting room.

The first floor offers a fitted bathroom, a separate W/C and four bedrooms, three of these bedrooms are doubles with two featuring built in wardrobes and the fourth is a single bedroom.

Outside the rear garden is fully enclosed with access to a purpose built outbuilding with an up and over door.

Kenilworth is a vibrant community with a rich history, offering plenty of opportunities to explore historic landmarks, join community events, and unwind at the quaint cafes lining the high street. Don't miss your chance to make this wonderful property your new home - contact us today to arrange a viewing before it's gone.



selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Porch

Hallway

Sitting Room

3.99mx 3.96m

Lounge

7.09m x 3.99m

Kitchen/Dining Room

6.05m x 4.39m

Utility Room

W/C

Conservatory

5.26m x 3.86m

Garage

5.79m*0.61m x 2.44m

FIRST FLOOR

Bedroom One

5.74m x 2.36m

Bedroom Two

3.96m x 3.10m

Bedroom Three

3.96m x 2.87m

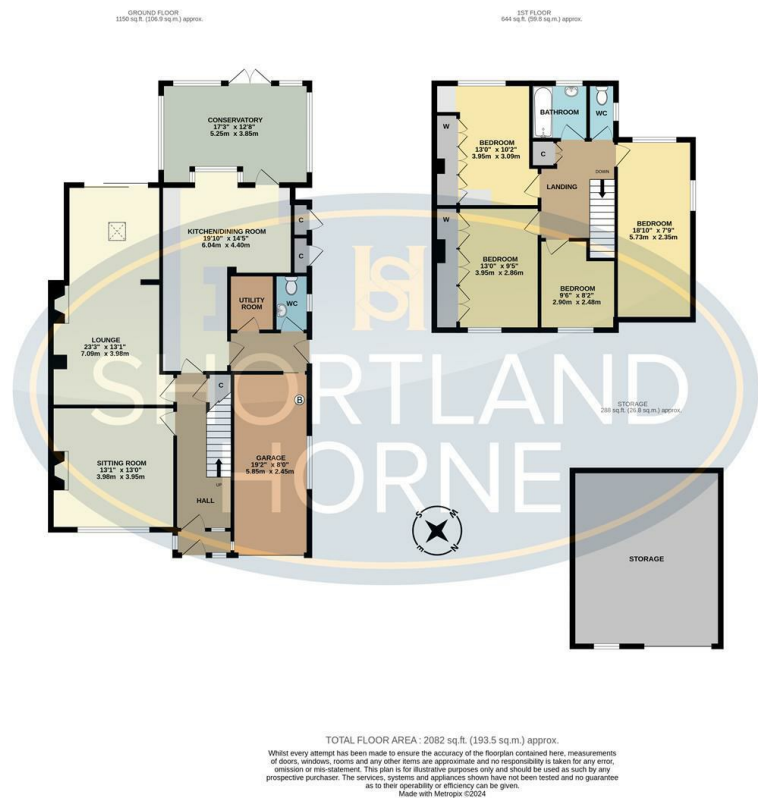
Bedroom Four

2.90m x 2.49m

Bathroom

W/C

Floor Plan



Total area: 2082.00 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

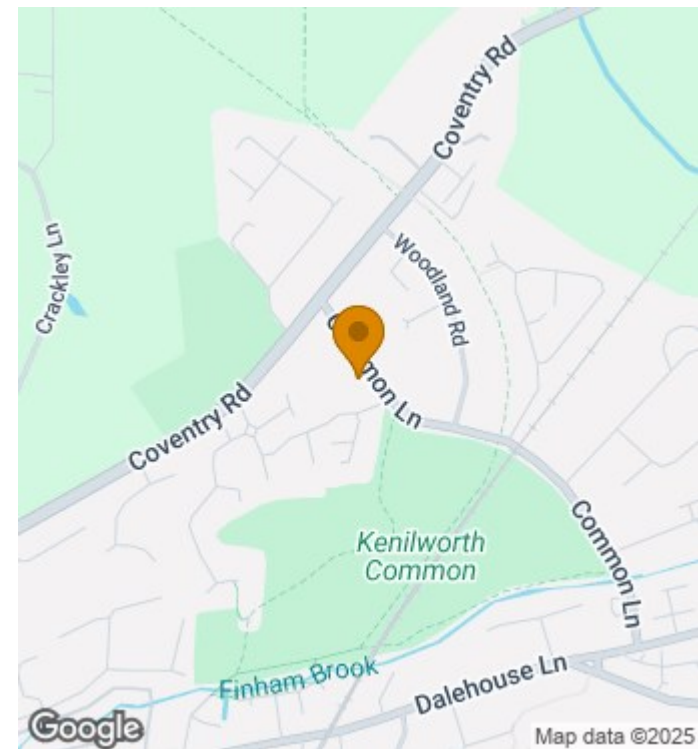
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

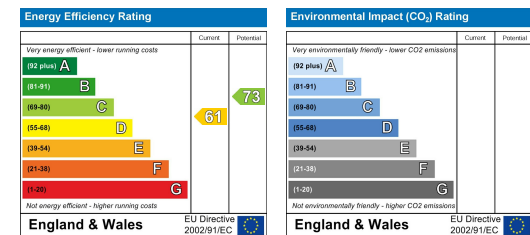
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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