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Property Experts



Leamington Road
CV3 6GF

Leamington Road

* STUNNING DETACHED FAMILY RESIDENCE SET OVER THREE FLOORS * OPEN VIEWS TO THE FRONT ACROSS THE WAR MEMORIAL PARK * WITHIN WALKING DISTANCE OF CITY CENTRE & RAILWAY STATION * HUGE POTENTIAL * FIVE RECEPTION ROOMS * FOUR WELL PROPORTIONED BEDROOMS * GARAGE & CAR PORT * NO UPWARD CHAIN *

Shortland Horne are pleased to be marketing this well appointed unique architect designed mid century detached property set in the sought after residential road of Leamington Road which enjoys views directly across The War Memorial Park. The property is set over three floors offering a super family home and has super potential to extend further with the added benefit of no upward chain.

This family home has many of the original features including solid mahogany room divider shelving units, open plan with sliding doors, Solid oak board and parquet feature floors.

The property briefly comprises of the reception hall, leading through to a bayed feature window overlooking the rear garden which compliments the property giving lots of natural light through to the dining room, lounge and study. The kitchen is fitted with wall and base units, appliances and W/C. There is a access to the lower ground where there is a fitted utility room, family room, store and access to the garden.

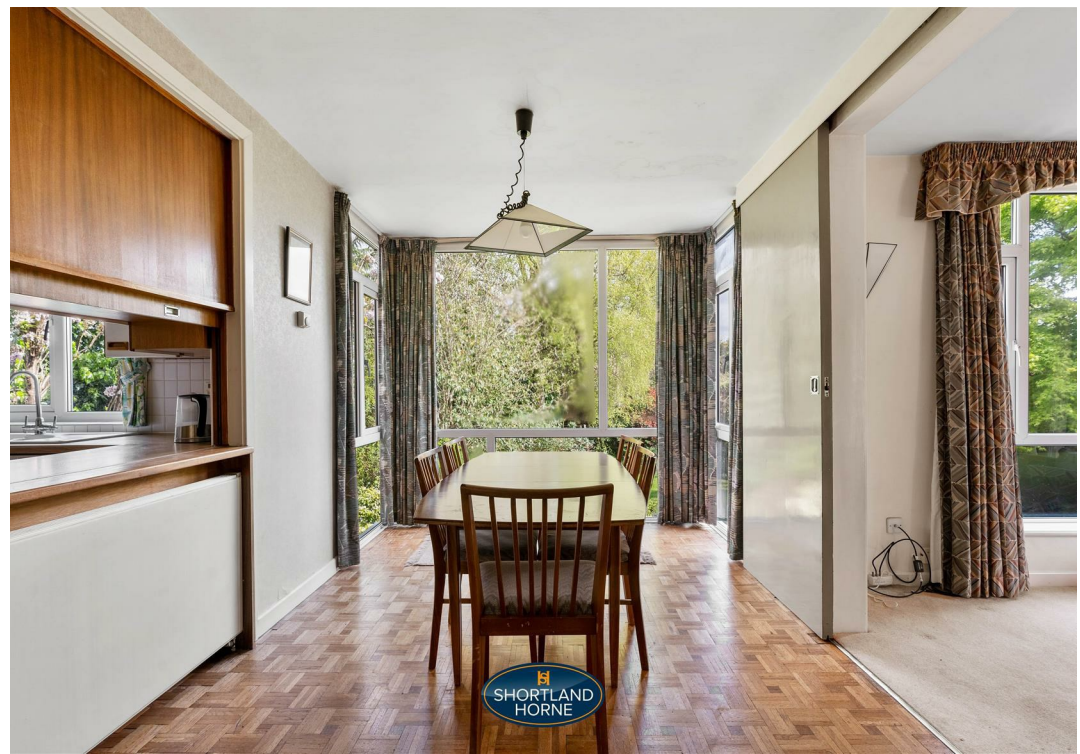
To the first floor the galleried landing leads to the four well proportioned bedrooms all with fitted wardrobes and a family bathroom with the front overlooking the Memorial Park and the rear across Cheylesmore.

The property enjoys direct access with plenty of car parking leading to the garage and car port. The private rear garden is fully enclosed and mainly laid to lawn with mature shrubs and trees and a paved patio area ideal for outside entertaining.

The property is within walking distance of Coventry Train Station to commute to London in an hour, King Henry VIII School and the City Centre and a stones throw directly opposite the War Memorial Park.

selling quality
property since 1995









Dimensions

Ground Floor

Hallway

Kitchen/Breakfast Room

5.40 x 3.37

Dining Room

4.11 x 2.63

Lounge

5.11 x 3.55

Study

3.55 x 2.28

W/C

Lower Ground Floor

Hallway

Family Room

7.34 x 3.23

Utility Room

5.39 x 2.82

Shower Room

Store

First Floor

Bedroom 1

5.74 x 3.98

Bedroom 2

3.45 x 3.20

Bedroom 3

3.56 x 3.29

Bedroom 4

2.76 x 2.47

Bathroom

LOWER GROUND
500 sq. ft. (20 ft sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A map of the area around Manor Park Primary School. The map shows several roads: Davenport Rd, A429, Humphrey Burtons Rd, The Hiron, Daventry Rd, Armorial Rd, and Kroll D. A green pin marks the location of the school, which is labeled 'Memorial'. The school is situated near the intersection of A429 and Humphrey Burtons Rd. The map also shows a green area, likely a park or field, and a building labeled 'Manor Park Primary School'. The Google logo is visible in the bottom left corner, and the text 'Map data ©2024' is in the bottom right corner.

Energy Efficiency Rating

	Current	Passive
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales


EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/81/EC



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