




SHORTLAND
HORNE

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Sixpence Close
CV4 8HL

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A deceptively spacious and beautifully proportioned five-bedroom detached family residence extending to approximately 2,164 sq ft, offering flexible accommodation arranged over three floors and ideally suited to modern family living.

The property is approached via a welcoming entrance hallway which provides access to the principal ground floor accommodation. At the heart of the home is a generously sized kitchen/breakfast room, providing ample space for everyday dining and entertaining, with doors opening to the rear. Complementing the kitchen is a separate utility/laundry room and convenient ground floor cloakroom/WC. The impressive dual-aspect living room extends to over 26 feet in length, creating a superb space for relaxation and entertaining, whilst an additional family room offers excellent versatility as a playroom, home office, snug or second reception room.

To the first floor, a spacious landing leads to three well-proportioned double bedrooms. The principal bedroom benefits from a walk-in wardrobe and private en-suite bathroom, whilst the remaining bedrooms are served by additional bathroom facilities, creating excellent convenience for growing families and guests alike.

Situated within the sought-after Westwood Heath area of Coventry, this property enjoys a peaceful cul-de-sac setting while remaining conveniently close to a wide range of local amenities. The location is particularly popular with families and professionals due to its excellent transport links, well-regarded schools, and proximity to employment centres and the University of Warwick.

A number of highly regarded schools are located nearby, including Leigh Church of England Academy, The Westwood Academy, WMG Academy for Young Engineers, West Coventry Academy and Finham Park 2, making the area an attractive choice for families with children of all ages. The nearby University of Warwick further enhances the area's educational appeal.

Residents benefit from convenient access to everyday shopping facilities, with Tesco, Sainsbury's and Iceland supermarkets all within a short drive. Local convenience stores, cafés, takeaways and restaurants are also available nearby, providing a good range of day-to-day services and dining options.

For commuters, the property is ideally positioned approximately half a mile from Tile Hill Railway Station, offering regular rail services to Coventry, Birmingham and London connections. The A45, A46, M6 and M42 road networks are also easily accessible, providing excellent connectivity throughout the Midlands and beyond.

The area offers a variety of leisure and recreational facilities, including nearby parks, sports grounds, health and fitness facilities, and walking routes. Westwood Heath and

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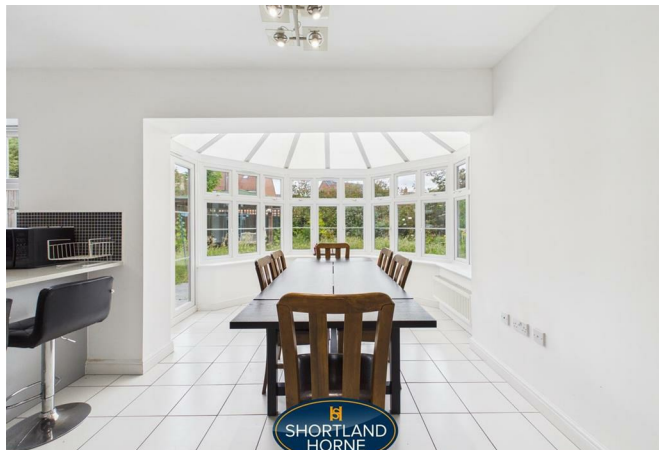
selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway

2.74m x 4.62m

Living Room

3.51m x 8.13m

Kitchen

3.43m x 3.81m

Kitchen Area

2.84m x 5.79m

Laundry Room

1.91m x 1.73m

W/C

1.37m x 1.73m

Family Room

3.33m x 2.34m

FIRST FLOOR

Bedroom

3.94m x 4.67m

Walk In Wardrobe

2.03m x 1.68m

Bathroom

4.14m x 1.73m

Bedroom

4.55m x 3.86m

Bathroom

1.40m x 2.21m

Bedroom

3.45m x 3.33m

Bathroom

2.41m x 1.73m

SECOND FLOOR

Bedroom

4.42m x 4.80m

Bedroom

3.94m x 2.82m

Bathroom

2.72m x 1.68m

Floor Plan



Approximate total area⁽¹⁾
2164 ft²
Reduced headroom
28 ft²

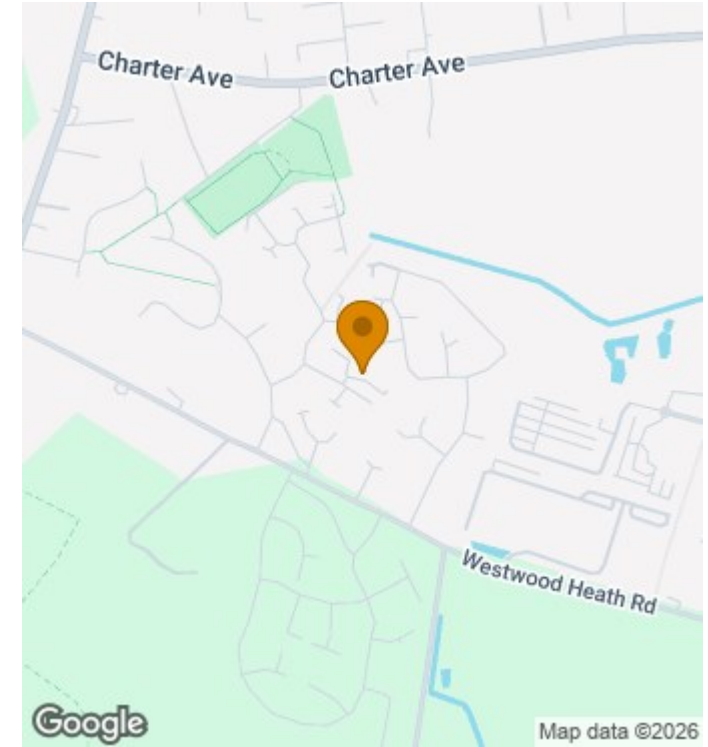
(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Location Map



Total area: sq ft

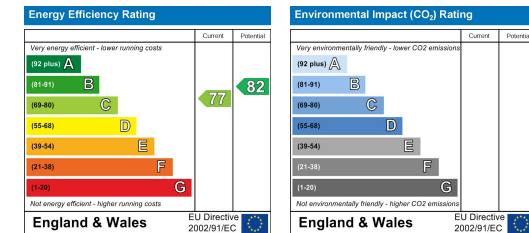
Disclaimer

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.

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