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Warwick Avenue
CV5 6DJ

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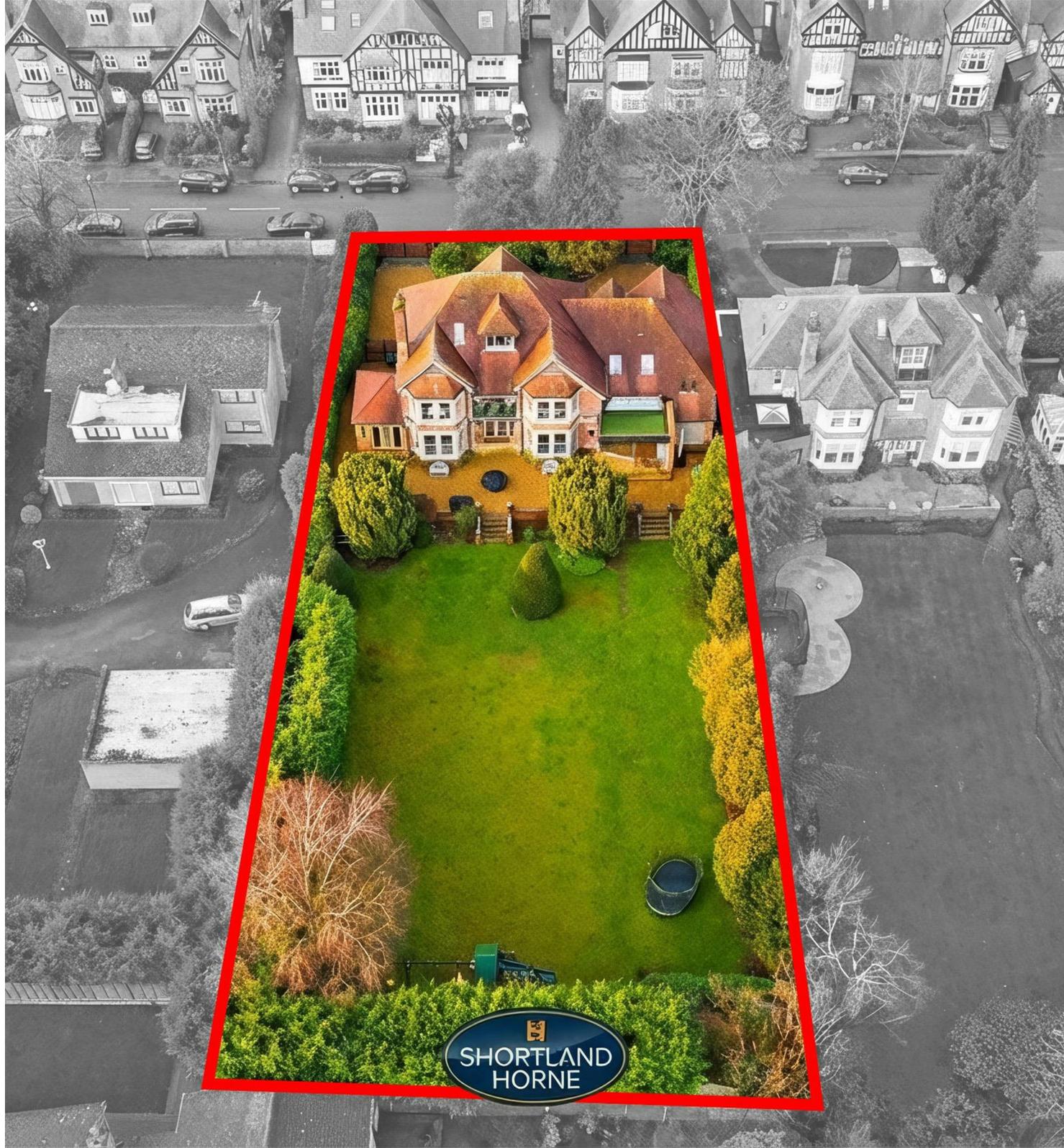
Positioned in the highly desirable location of Warwick Avenue, Earlsdon, Coventry, this exceptional detached house presents a unique opportunity for discerning buyers seeking a blend of traditional charm and contemporary elegance. With six spacious bedrooms, this home is perfect for families or those who appreciate ample living space. With 5089sq ft of living accommodation this really is a one off.

As you enter the property, you are greeted by a sense of warmth and sophistication, enhanced by the underfloor heating that flows throughout the ground floor, ensuring comfort during the colder months. The heart of the home is undoubtedly the stunning Mackintosh shaker style kitchen open plan dining/family area, adorned in a tasteful steel blue and taupe palette. This culinary haven is equipped with high-end Neff appliances and features luxurious Corian worktops, making it a delight for both cooking enthusiasts and casual chefs alike. The beautifully fitted utility room leads to the garage and power room for the house giving full fibre broadband and two Baxi boilers. The property is secured by security cameras and gate entry system. There is a fabulous gym/orangery designed and built in Oak & Glass which really enhances the homes warmth.

The bathrooms in this residence are designed with a touch of luxury, featuring exquisite Villeroy & Boch fittings that elevate the overall aesthetic. The superior master bedroom is a true retreat, boasting a generous range of fitted wardrobes and a private ensuite, providing a perfect sanctuary for relaxation.

This property not only offers a beautiful living space but also the security and privacy of a gated entrance, making it an ideal choice for those seeking a peaceful yet stylish lifestyle. With its blend of modern amenities and classic design, this home is a rare find in the Coventry market. Do not miss the chance to make this remarkable property your own.

selling quality
property since 1995



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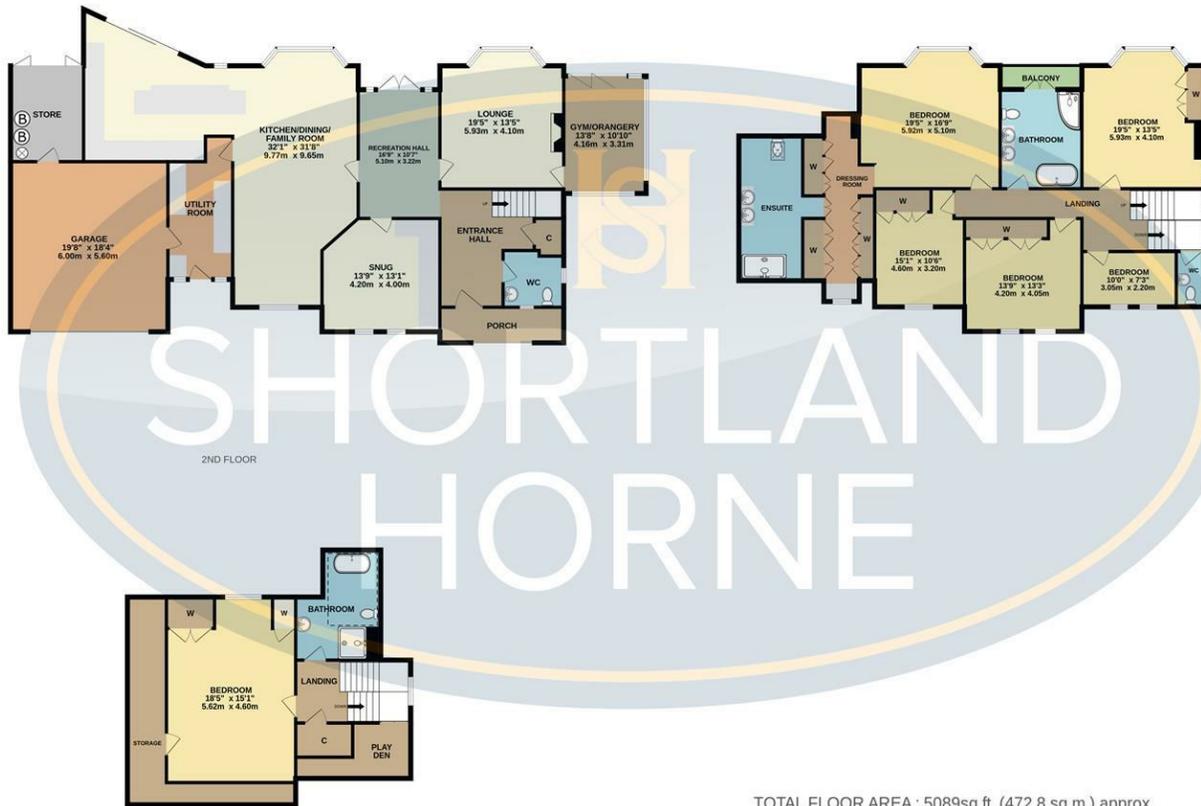
Dimensions

GROUND FLOOR	Master Bedroom
Porch	5.92 x 5.10
Entrance Hall	Dressing Room
Kitchen/Dining/Family Room	Ensuite
9.77 x 9.65	Bedroom Two
	5.93 x 4.1
Snug	Bedroom Three
4.2 x 4	4.2 x 4.05
Lounge	Bedroom Four
5.93 x 4.1	4.60 x 3.20
Recreation Hall	Family Bathroom
5.10 x 3.22	Bedroom Five
Gym/Orangery	3.05 x 2.20
4.16 x 3.31	Cloakroom
Downstairs WC	SECOND FLOOR
Garage	Bedroom Six
6 x 5.6	5.62 x 4.6
Utility Room	Playden
Store	Bathroom
FIRST FLOOR	Storage
Landing	



GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA : 5089sq.ft. (472.8 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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Total area: 5089.00 sq ft

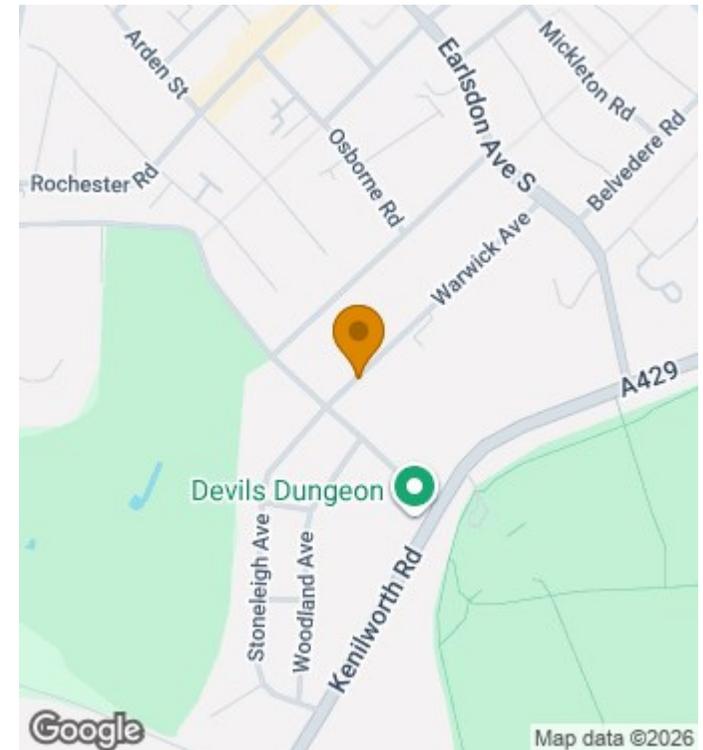
Disclaimer

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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