



Trusted  
Property Experts



Butterworth Drive  
CV4 8JL

# Butterworth Drive

## CV4 8JL

Situated in the sought-after residential area of Westwood Heath, this beautifully presented four-bedroom detached family home offers spacious, modern living in a peaceful setting. With a double detached garage, generous living areas, and a private rear garden backing onto open fields, the property combines comfort, style, and practicality.

Inside, the light-filled open-plan kitchen and dining area is ideal for family life and entertaining. The spacious living room creates a warm, welcoming place to unwind, while a separate office or study provides an excellent space for working from home. A downstairs cloakroom adds further everyday convenience. On the first floor, there are four well-proportioned bedrooms, all with built-in wardrobes, including a principal bedroom with an en suite shower room. A stylish family bathroom serves the remaining bedrooms.

Outside, the home features a private rear garden that offers a tranquil setting for enjoying sunny days or quiet evenings. The detached double garage and driveway provide ample parking and storage.

Situated within easy reach of Kenilworth and Coventry, and benefiting from excellent transport links, schools, and local amenities, this property presents a prime opportunity to secure a spacious, well-appointed family home in a highly desirable location.









## Dimensions

### GROUND FLOOR

#### Entrance Hallway

2.41m x 2.51m

#### Bathroom

2.08m x 2.13m

#### Living Room

3.23m x 6.07m

#### W/C

0.84m x 2.24m

#### Kitchen

6.25m x 3.38m

#### Play Room

2.62m x 3.33m

### FIRST FLOOR

#### Landing

1.83m x 4.37m

#### Bedroom One

3.38m x 3.76m

#### En-Suite

2.06m x 2.13m

#### Bedroom Two

3.00m x 3.07m

#### Bedroom Three

3.58m x 2.87m

## Floor Plan



Total area: 1284.00 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

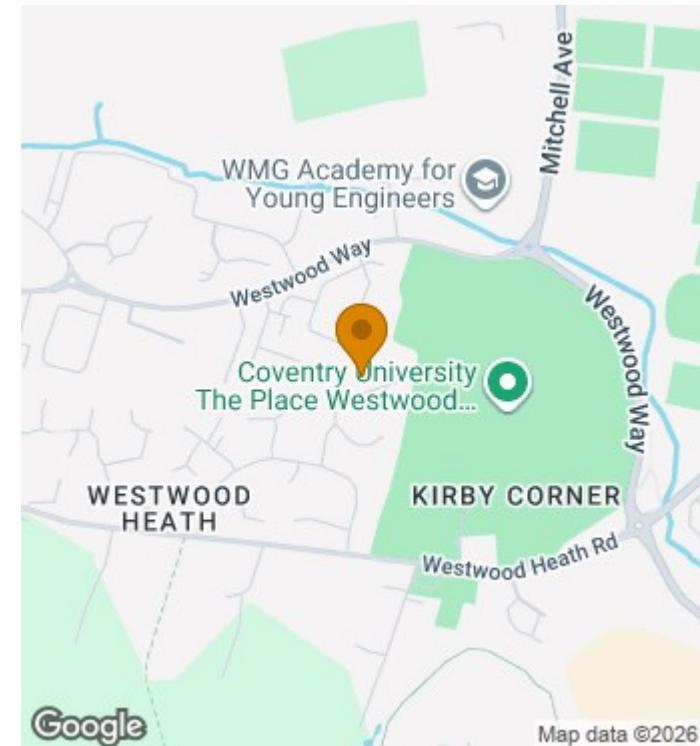
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne



Trusted  
Property Experts