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Property Experts



Leamington Road  
CV3 6GS

# Leamington Road

## CV3 6GS

Nestled in the desirable area of Styvechale, Coventry, this spacious modern semi-detached house offers an ideal family home. With four generously sized double bedrooms, this property is perfect for those seeking comfort and space. The well-designed layout features two inviting reception rooms, including a dining room and a lounge, providing ample space for relaxation and entertaining.

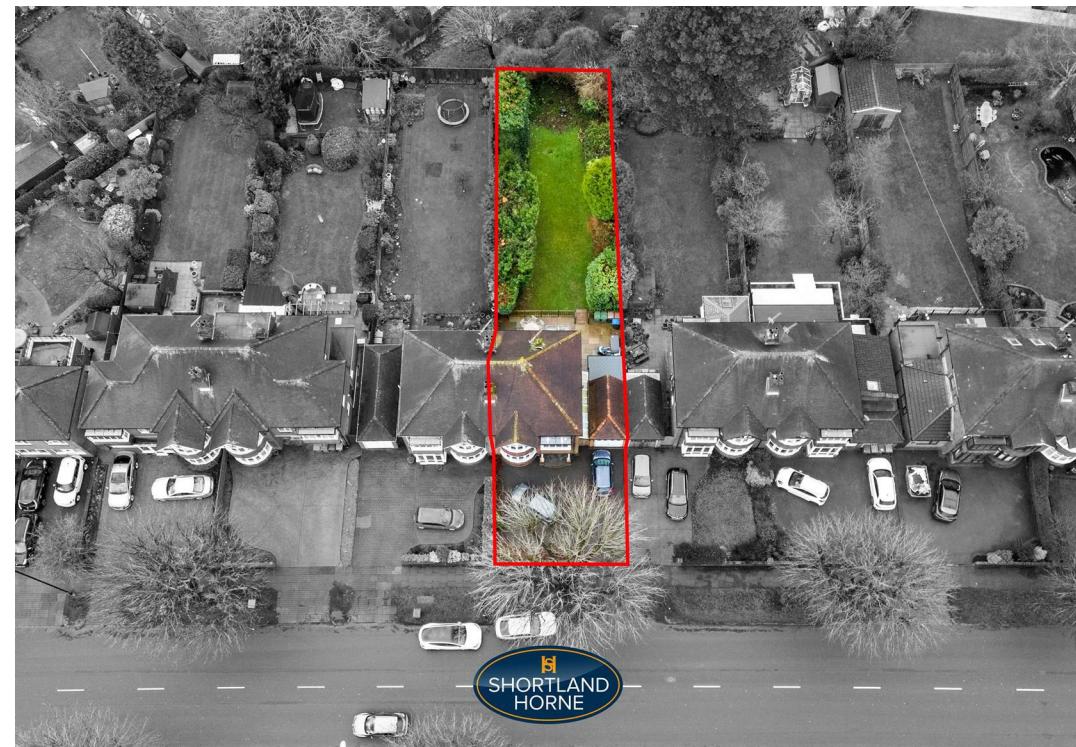
The modern kitchen is equipped to meet the needs of any home cook, while a convenient W/C adds to the practicality of the ground floor. The first floor boasts a contemporary shower room, ensuring that the household's needs are met with ease.

Outside, the property benefits from off-road parking and a single detached garage, providing secure storage and convenience. The rear garden is a delightful feature, predominantly laid to lawn with a patio area, perfect for outdoor gatherings or simply enjoying the fresh air.

Situated close to the city centre, Coventry train station, and the picturesque War Memorial Park, this home is ideally located for families. The area is known for its excellent school catchments, making it a prime choice for those with children. Additionally, the property enjoys great road links to Kenilworth, enhancing its appeal for commuters.

This semi-detached house on Leamington Road is a wonderful opportunity for anyone looking to settle in a vibrant community with all the amenities and conveniences at hand. Don't miss the chance to make this charming property your new home.







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## Dimensions

Downstairs

Hallway

Dining Room

3.82 x 3.60

Lounge

4.38 x 3.63

Kitchen

4.42 x 2.80

W/C

First Floor

Bedroom 1

3.82 x 3.64

Bedroom 2

4.40 x 3.60

Bedroom 3

3.77 x 2.80

Bedroom 4

2.63 x 2.22

Shower Room



## Floor Plan



### 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

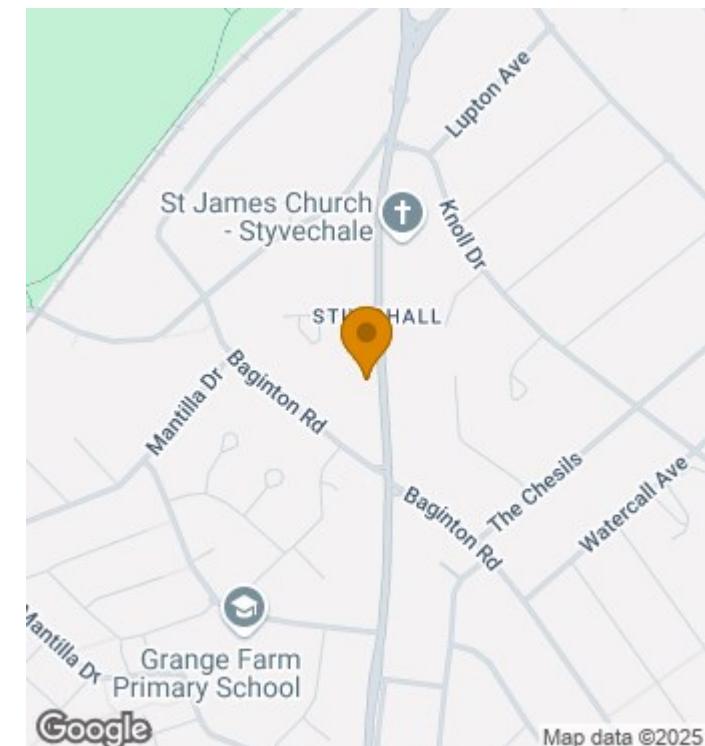
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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