




SHORTLAND
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Common Lane
CV8 2ER

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Nestled in the charming area of Common Lane, Kenilworth, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Located opposite the common the property is ideal for those that like to go for walks and take in the outdoors. The property boasts a superb kitchen extension, providing ample space for culinary enthusiasts and family gatherings alike.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a dining room, creating an inviting atmosphere for entertaining guests. The addition of a conservatory further enhances the living space, allowing for an abundance of natural light and a lovely view of the expansive garden.

The first floor features three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office and family bathroom.

Set on a large plot, this home benefits from off-road parking, making it a practical choice for families with multiple vehicles. Additionally, a garage provides further storage options or the potential for a workshop.

This semi-detached house in Kenilworth is not just a home; it is a lifestyle choice, offering a peaceful retreat while being close to local amenities and transport links. With its generous living spaces and outdoor potential, this property is a must-see for anyone looking to settle in this desirable area. Ideally located close to motorway and railway links as well as Warwick University.









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Dimensions

Ground Floor

Lounge/Dining Room

7.30 x 3.64

Kitchen/Breakfast Room

3.95 x 3.42

Conservatory

3.82 x 2.93

W/C

First Floor

Bedroom 1

3.51 x 3.36

Bedroom 2

3.60 x 2.77

Bedroom 3

2.60 x 1.95

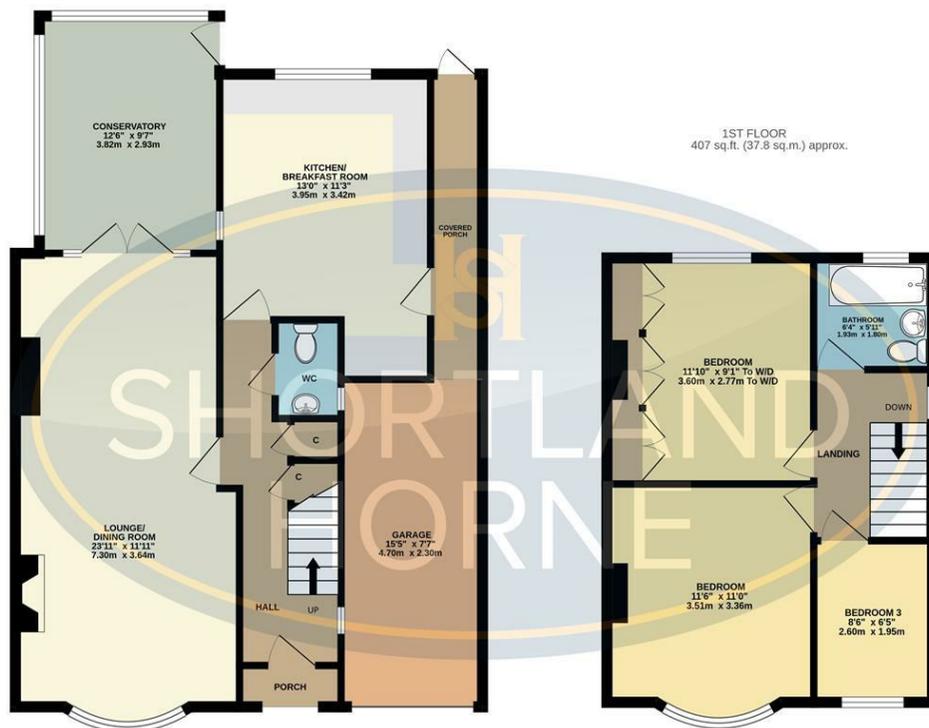
Bathroom

1.93 x 1.80

Garage

4.70 x 2.30

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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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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

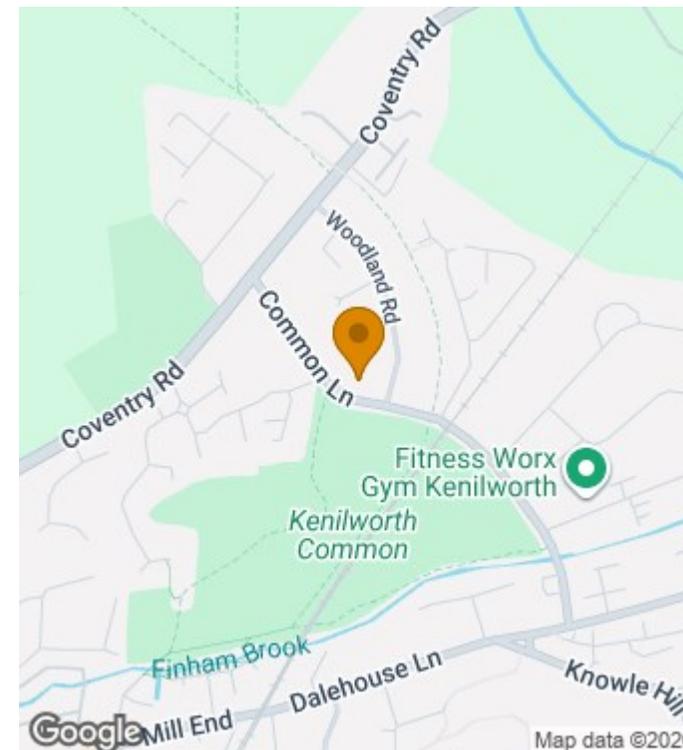
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

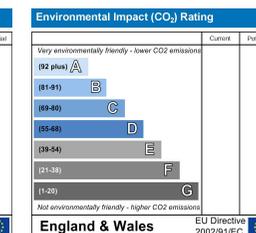
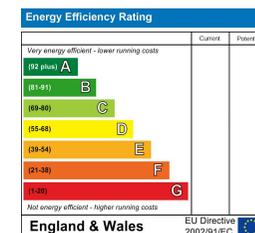
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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



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