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2020-2021



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Property Experts



Coleby Close
CV4 8HN

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IMMACULATE EXECUTIVE FAMILY HOME IN THE SOUGHT AFTER LOCATION OF COLEBY CLOSE JUST OFF CROMWELL LANE, POSITIONED ON A VERY GENEROUS PLOT CLOSE TO WARWICK UNIVERSITY WITH NEARLY 2800 SQFT OF LIVING SPACE.

This beautiful six bedroom detached house is conveniently positioned to all local amenities, schools, Tile Hill Train Station and Birmingham Airport.

The ground floor offers a grand entrance hallway with doors leading off to a spacious 22ft lounge with feature gas fire place, a study, a beautiful 28ft open plan kitchen diner with a feature island, integrated double ovens with ceramic hob, microwave, dishwasher and space for an American fridge/freezer. Running off the kitchen is a good size utility providing space for a washing machine and a tumble dryer. There is also a W/C, a playroom/study and a downstairs bedroom with an en-suite shower room.

On the first floor you will find a family bathroom, five generously sized bedrooms with three of the bedrooms featuring built in wardrobes with one of the bedrooms having an en-suite. The main bedroom of the house features a walk in dressing area and a further en-suite.

Outside is a large tarmacadam driveway providing parking for several vehicles and to the rear is a fully enclosed delightful large landscape garden.









Dimensions

GROUND FLOOR

Entrance Hall

Living Room

6.73m x 4.19m

Study/Potential

Bedroom

2.59m x 3.05m

Open Kitchen/Diner

5.64m x 8.61m

Utility Area

W/C

2.08m x 1.73m

Play Room/Study

2.54m x 2.39m

Bedroom Six

2.54m x 5.56m

En-Suite

FIRST FLOOR

Bedroom One

5.44m x 4.39m

Bedroom Two

3.61m x 4.39m

En-Suite

Bedroom Three

3.91m x 4.19m

Bedroom Four

3.61m x 3.23m

Bedroom Five

2.92m x 3.15m

Bathroom One

2.39m x 3.15m

Bathroom Two

2.08m x 3.10m

Floor Plan



Total area: approx. 256.8 sq. metres (2763.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 2763.90 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.

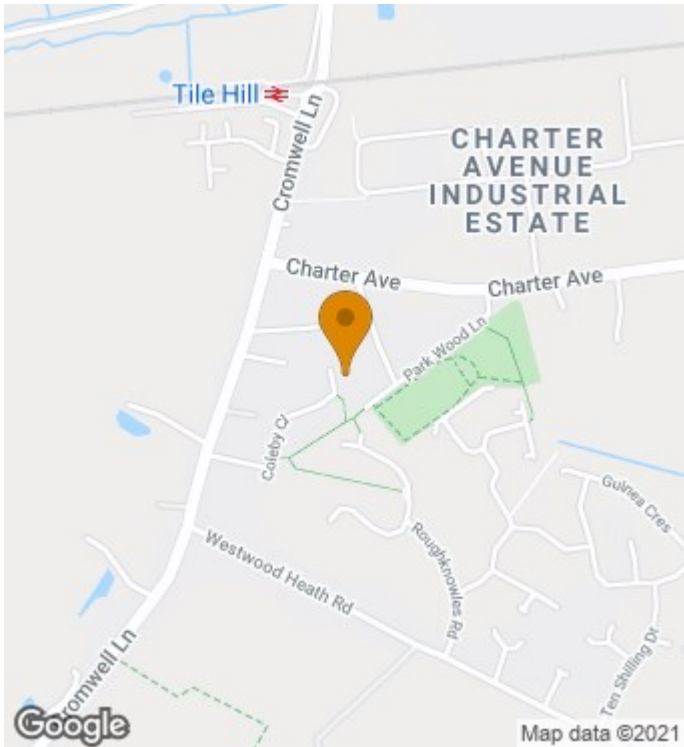
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

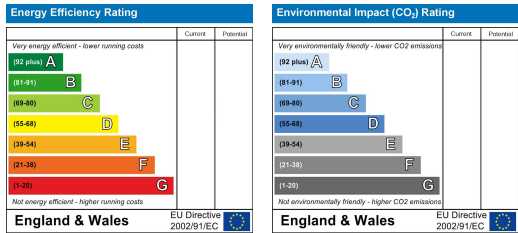
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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