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Property Experts



Keeling Road
CV8 2JP

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A WELL PRESENTED FOUR BEDROOM FAMILY HOME LOCATED WITHIN WALKING DISTANCE OF KENILWORTH SCHOOL, PARK HILL JUNIOR SCHOOL, SHOPS AND AMENITIES ON LEYES LANE AND A CONVERTED GARDEN ROOM WITH UTILITY AND W/C.

The property comprises on the ground floor of a porch leading into the hallway with door off to the lounge with a feature wood burner and window to the front elevation this leads into a dining area with glass sliding doors out to the patio area, the kitchen is fitted with modern units with space for a dishwasher, fridge/freezer and cooker.

On the first floor you will find four bedrooms (the fourth currently being used as a study) and a family bathroom.

Outside to the front is a large driveway with parking for several vehicles and to the rear the brick built garage has been converted to a play room/office/garden room with a utility room and w/c. the garden is mainly lawned with two patio areas for outside entertaining and a useful storage shed.

This lovely home must be viewed to appreciate the flexibility it offers.









Dimensions

GROUND FLOOR 4.88m x 3.12m

Porch

Hallway

Living Room

6.68m x 3.10m

Dining Room

3.28m x 2.69m

Kitchen

6.60m x 2.26m

FIRST FLOOR

Landing

Bedroom 1

4.09m x 3.00m

Bedroom 2

4.83m x 2.46m

Bedroom 3

3.05m x 2.74m x 2.11m

Bedroom 4

3.10m x 1.96m

Bathroom

1.50m x 1.83m

Play Room / Office /
Garden Room

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Floor Plan



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: 1195.70 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 Home.

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 Home 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

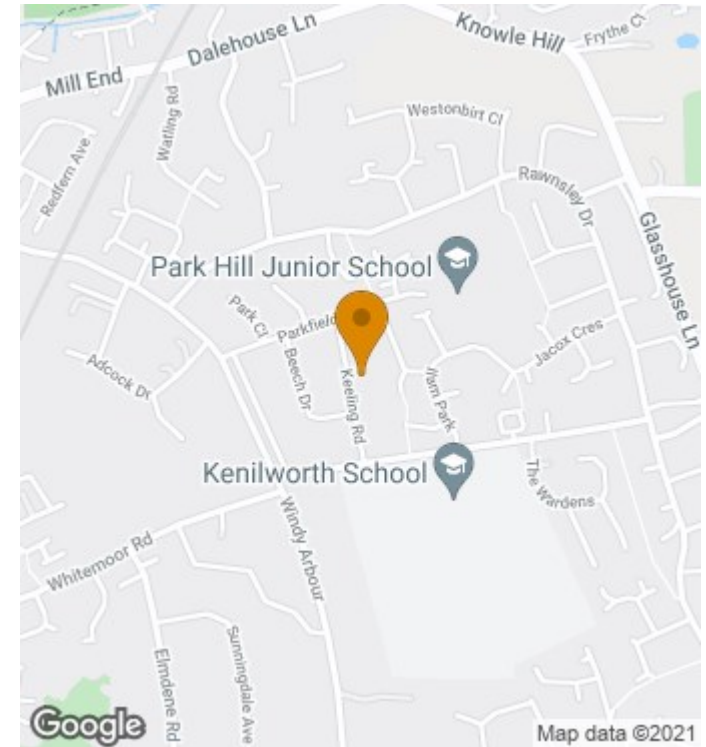
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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, 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 Home'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 Home 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	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	



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