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Property Experts

Birmingham Road
Meer End CV8 1PT

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A UNIQUE OPPORTUNITY TO ACQUIRE THIS BEAUTIFUL THREE BEDROOM DETACHED FAMILY HOME SITUATED ON A 2 ACRE PLOT AND SURROUNDED BY THE COUNTRYSIDE IN THE POPULAR LOCATIONS OF KENILWORTH & BALSALL COMMON.

This property is located off the Birmingham Road with excellent schools, good links to the local amenities and approximately 15 minutes away from Birmingham Airport, two railway stations with London 1hr 20min away , 10 minutes away from Warwick university, and the M42,M6,M40 motorway links.

To the front of the property you are greeted with a large lawned area with mature trees for extra privacy and vehicle access to the rear of the property with plenty of parking, once entering the property on the ground floor you enter a large hallway with doors that lead to the Living Room with a feature fireplace and also to the large and light open plan kitchen which briefly compromises of modern fitted units, integrated oven with hob and extractor fan and the breakfast bar, there is also access to the garden room, a ground floor bathroom and also the garage. The formal dining room to the front of the property has a large bay picture window giving open countryside views. The conservatory/garden room also provides fantastic views of the garden.

The first floor offers three good sized bedrooms and two bedrooms having fitted wardrobes along side the family bathroom.

Outside there is a generously sized back garden adjoining 2 paddocks with stabling the property extends in total to approximately 2 acres surrounded by open countryside with established shrubs and trees.

The property benefits from double glazing and gas central heating.

This property offers the opportunity to live in a semi rural area, but close to all the town benefits that Kenilworth & Balsall Common have to offer.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Bedroom Three

1.98m x 2.46m

Storm Porch

Hallway

Family Bathroom

1.85m x 2.46m

Living Room

3.35m x 4.09m

Dining Room

2.92m x 4.09m

Garden Room

3.18m x 3.15m

Kitchen

4.90m x 6.71m

Shower Room

2.41m x 1.85m

Rear Porch

Garage

4.62m x 3.23m

FIRST FLOOR

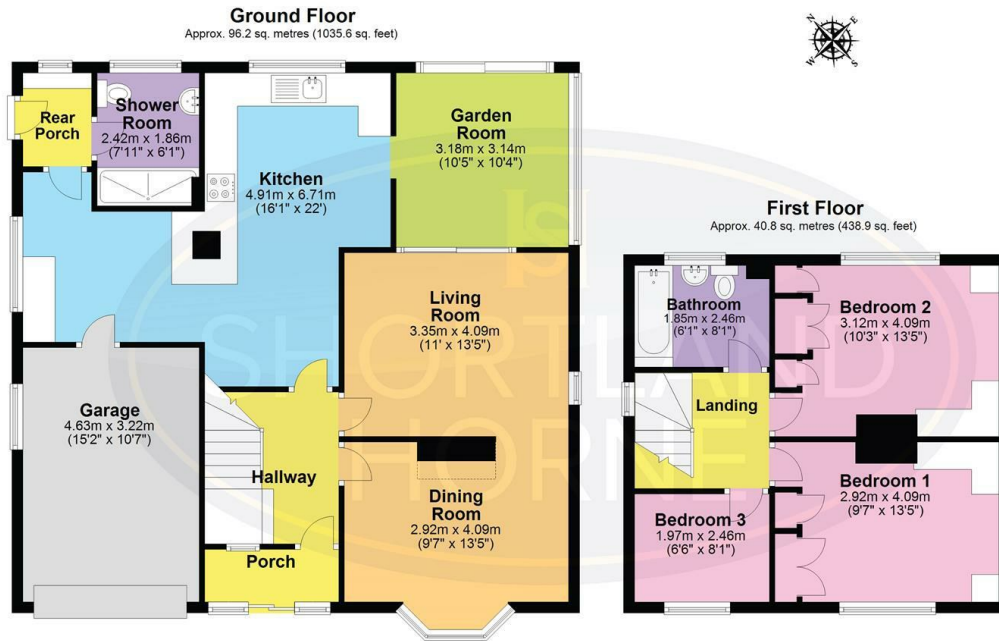
Bedroom One

2.92m x 4.09m

Bedroom Two

3.12m x 4.09m

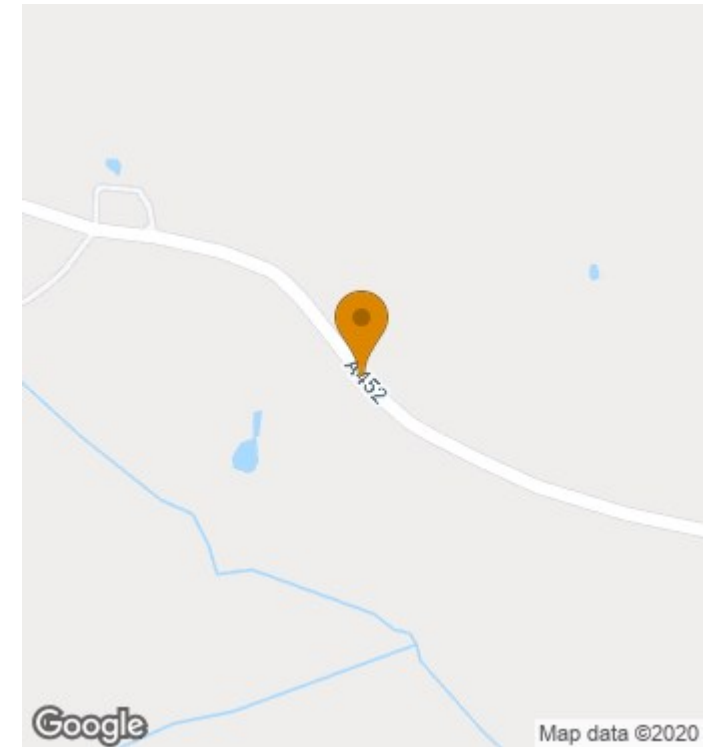
Floor Plan



Total area: approx. 137.0 sq. metres (1474.5 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.

Location Map



Total area: 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

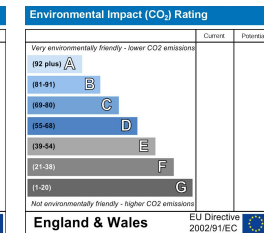
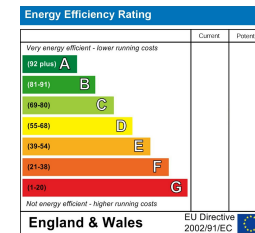
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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