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Coventry Road
Fillongley CV7 8BZ

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A superb detached five bedroom family home positioned on a very generous plot situated in the desirable semi-rural location of Coventry Road, Fillongley lies this beautiful property with over 3200sqft of living space this stunning property has been tastefully designed through renovation giving the property character with many individually designed features. This property must be viewed to fully appreciate the space and it's delightful finish.

The property is entered via an entrance porch into the central hall leading to all principle ground floor rooms, a guest cloakroom and a study.

A particular feature of this property is the stunning open plan living space comprising of dining, sitting and a kitchen area with French doors opening onto the rear garden. With an excellent range of built in base and wall mounted units incorporating cupboards, drawers, display areas and clever storage solutions. Integrated appliances include a large induction hob, built in oven and grill, further built in oven, and a dishwasher. The room is further complimented by a large central island and further storage below.

Running off the kitchen you will be greeted by a dining area and a study with further French doors opening out to the garden.

There is separate sitting room located at the front of the property, two double bedrooms with one of the bedrooms having an en-suite shower room and a utility with access to the integral garage.

On the first floor you will find a 10ft family bathroom and three double bedrooms with two of the bedrooms featuring en-suite facilities.

To the outside there is a drive providing generous off-road parking to the front for several vehicles which is behind secure electric gates. To the rear there is a lovely garden, fully enclosed by wooden fencing with pleasant sitting areas.

selling quality
property since 1995







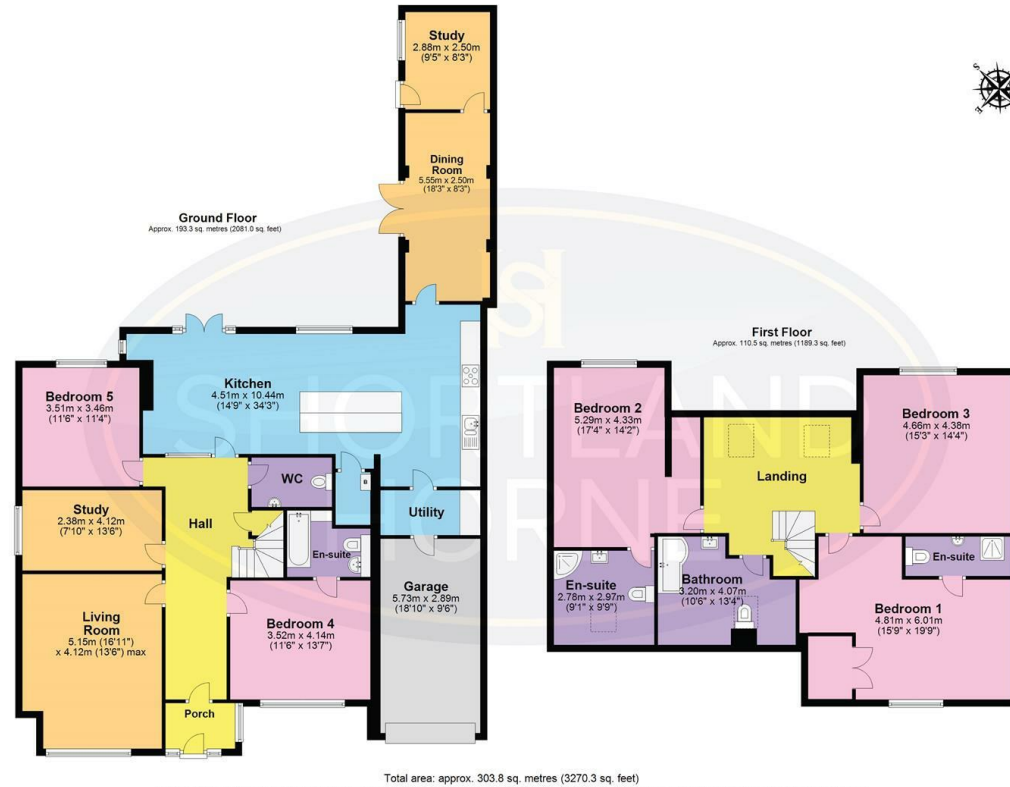


Dimensions

GROUND FLOOR	Bedroom One 4.80m x 6.02m
Entrance Porch	
Hallway	En-Suite
Living Room 5.16m x 4.11m	Bedroom Two 5.28m x 4.32m
Study 2.39m x 4.11m	En-Suite 2.77m x 2.97m
Kitchen 4.50m x 10.44m	Bedroom Three 4.65m x 4.37m
Utility	Family Bathroom 3.20m x 4.06m
Dining Area 5.56m x 2.51m	
Study 2.87m x 2.51m	
Bedroom Four 3.51m x 4.14m	
En-Suite	
Bedroom Five 3.51m x 3.45m	
W/C	
Integral Garage 5.74m x 2.90m	
FIRST FLOOR	

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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: 3270.30 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 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 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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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