
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Woodland Avenue
Earlsdon CV5 6DD

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An exceptional and beautifully renovated five bedroom family home, situated in the highly desirable location of Woodland Avenue, Earlsdon, offering an impressive blend of contemporary style, high-quality finishes and spacious, versatile accommodation arranged over three floors.

Having been fully renovated throughout to an exceptionally high standard, this stunning property offers prospective purchasers the opportunity to acquire a truly turn-key home, with considerable attention to detail and quality evident throughout. From the stylish interior finishes to the thoughtfully designed living spaces, the property has been carefully transformed to create a wonderful home ideally suited to modern family living.

Upon entering the property, you are welcomed into a spacious and well presented ground floor, which offers a fantastic balance of open-plan living and more versatile accommodation. The impressive kitchen provides a real focal point of the home, fitted with contemporary cabinetry, quality work surfaces and integrated appliances, with a generous adjoining dining area creating the perfect setting for both everyday family life and entertaining guests. The ground floor further benefits from a spacious lounge, offering a comfortable and inviting space in which to relax, together with a separate gym, home office or snug, providing excellent flexibility for those working from home or requiring additional reception space. A useful utility area and downstairs cloakroom complete the ground floor accommodation.

To the first floor, the property continues to impress, offering four well proportioned bedrooms, one having its own ensuite shower room all finished in keeping with the high standard found throughout the home. These rooms provide excellent accommodation for growing families, visiting guests or those requiring additional workspace. The first floor is further complemented by a contemporary family bathroom, finished with modern fittings and fixtures.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

HALLWAY

CLOAKROOM

LIVING ROOM
5.49m x 4.95m

UTILITY ROOM
2.46m x 1.83m

KITCHEN
8.23m x 3.71m

DINING AREA
8.23m x 5.08m

GYM/HOME OFFICE
3.86m x 2.69m

FIRST FLOOR

BEDROOM
5.03m x 4.37m

ENSUITE

BEDROOM
3.86m x 3.89m

BEDROOM
2.69m x 4.09m

BEDROOM
2.67m x 3.00m

FAMILY BATHROOM
2.03m x 2.26m

SECOND FLOOR

BEDROOM
9.30m x 1.96m

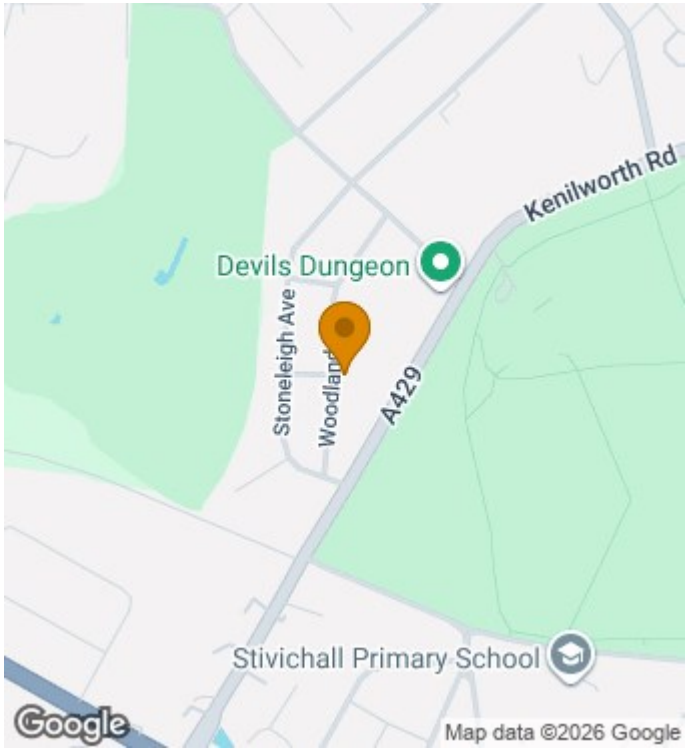
ENSUITE
3.33m x 3.76m

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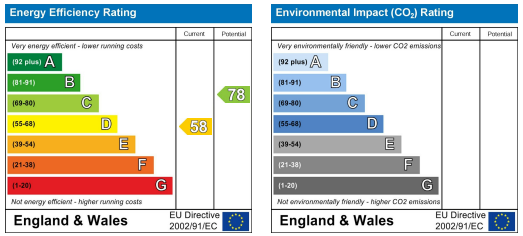
Floor Plan



Location Map



EPC



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 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 ccordance 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.

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