
SHORTLAND HORNE
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SHORTLAND HORNE
Applecross Close
Westwood Heath CV4 8JW

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A TRULY EXCEPTIONAL FAMILY HOME THAT HAS UNDERGONE AN EXTENSIVE TRANSFORMATION, OFFERING CONTEMPORARY LUXURY, OUTSTANDING LIVING SPACE AND AN ENVIABLE CORNER PLOT.

Positioned within the highly desirable Applecross Close, this magnificent four-bedroom detached family residence presents a rare opportunity to acquire a substantial home that has been comprehensively renovated and finished to an impressive standard throughout. Combining an attractive traditional exterior with a striking contemporary interior, the property offers the perfect balance of style, comfort and practicality, creating a home ideally suited to modern family living.

Occupying a particularly generous corner plot, the property immediately impresses with its substantial frontage, beautifully maintained lawned gardens and extensive driveway, providing excellent off-road parking for numerous vehicles together with access to a detached double garage. The overall setting offers a wonderful sense of space, making this an especially appealing proposition for families seeking a home with both exceptional internal accommodation and generous outside space.

Upon entering the property, you are welcomed into an impressive reception hallway, beautifully finished with polished contemporary flooring, decorative detailing and stylish internal oak doors. The entrance creates an immediate sense of quality and provides access to the principal ground-floor accommodation.

The kitchen itself is a real statement, featuring an extensive range of sleek, contemporary high-gloss cabinetry, contrasting finishes, integrated appliances and elegant work surfaces. A substantial central island creates a striking focal point, incorporating a gas and electric hob and generous preparation space, making it the perfect setting for everything from everyday family meals to entertaining friends and relatives.

A stunning feature roof lantern floods the room with natural light, while the beautifully laid herringbone-effect flooring flows seamlessly throughout, enhancing the sense of space and continuity. The generous proportions comfortably accommodate substantial dining furniture and a relaxed family seating area, creating a truly sociable environment where cooking, dining and everyday living come together effortlessly. Large glazed doors provide a wonderful connection with the rear garden, ideal for indoor and outdoor entertaining during the warmer months.

Complementing this exceptional open-plan arrangement is a beautifully presented separate lounge, offering a more intimate setting in which to relax and unwind. Featuring an attractive bay window and an impressive bespoke media wall with integrated shelving, contemporary wood-effect panelling and a feature fireplace, this elegant reception room provides a luxurious yet comfortable retreat away from the main family living space.

The ground floor continues to impress with its versatility and practicality. A separate family room or home office provides an excellent space for those working remotely, while the utility accommodation offers additional facilities and storage, keeping the main living areas beautifully organised. A stylishly appointed guest WC completes the ground-floor arrangement.

Ascending to the first floor, the spacious landing provides access to a fully boarded loft space. There are also four well-proportioned bedrooms with fitted wardrobes, offering excellent flexibility for growing families.

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Dimensions

GROUND FLOOR

Entrance Hallway
3.78m x 3.00m

Lounge
8.03m x 3.45m

Kitchen/Living Room
7.24m x 7.09m

Utility Room
4.75m x 1.63m

Utility Area
1.30m x 1.70m

Family Room/Office
2.49m x 1.73m

W/C
1.09m x 1.75m

FIRST FLOOR

Bedroom
3.12m x 3.84m

En-Suite
1.40m x 2.69m

Bedroom
3.94m x 2.84m

Bedroom
2.84m x 3.94m

Bedroom
3.12m x 2.72m

Bathroom
1.70m x 2.44m

OUTSIDE

Double Garage
5.87m x 5.36m

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Floor Plan



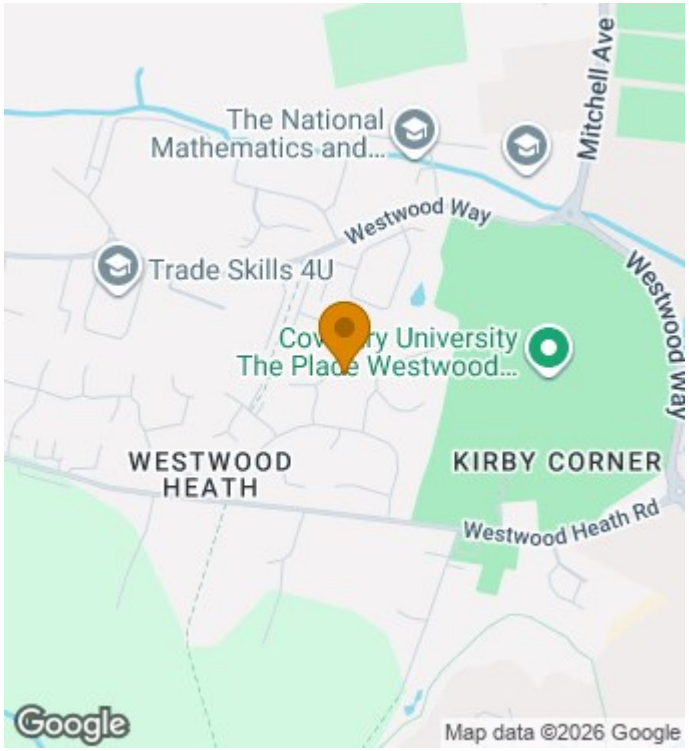
Total area: 2201.00 sq ft

Disclaimer

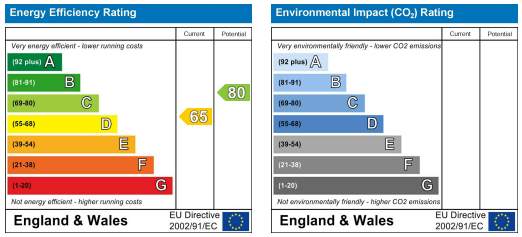
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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.

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Location Map



EPC



02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

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