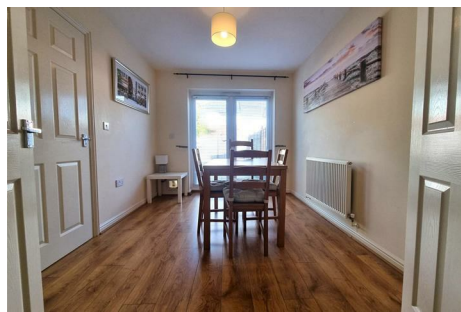




yourdreampad



## 16 Seashell Close Allesley, Coventry, CV5 9PG

**\*\* JUST REDUCED FOR QUICK SALE AND NOW BELOW MARKET PRICE \*\*** A modern end mews home enjoying a wonderful edge of the city location, close to open countryside. Offered with immediate vacant possession, this ideal family home has both gas heating and double glazing together with a side driveway leading to a good-sized, pitched roof garage. The rear garden is well fenced, has a broad paved seating area and enjoys the late afternoon sun. Briefly comprising of a through hall, guest cloakroom, excellent lounge with double doors to the dining room, well fitted kitchen, four bedrooms, ensuite shower room and a family bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Allesley is regarded as one of the most sought after suburbs of the city in which to reside, on the very western edge, close to wonderful countryside creating a delightful semi-rural atmosphere. Perfect for young families, the area is especially well served by a range of highly regarded schools for all ages including Allesley Primary and Coundon Court. Various daily shops and transport services are available and first class road links include the A45 allowing easy access to local areas including Meriden, Solihull and of course Birmingham.

**£287,500**

# 16 Seashell Close

Allesley, Coventry, CV5 9PG



- STYLISH END MEWS HOME
- RECENTLY REDUCED FOR QUICK SALE
- GAS HEATING, DOUBLE GLAZING
- FOUR FIRST FLOOR BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- AVAILABLE WITH NO CHAIN
- HIGHLY REGARDED SCHOOLS NEARBY
- WELL PRESENTED, VIEWING ADVISED

## ON THE GROUND FLOOR

Through Hall

17'11" x 3'3" (5.47m x 1m )

Cloakroom

7'1" x 2'11" (2.18m x 0.89m )

Lounge

15'6" x 11'10" (4.74m x 3.61m )

Dining Room

11'5" x 8'7" (3.48m x 2.64m )

Well Fitted Kitchen

9'7" x 8'10" (2.94m x 2.71m )

## ON THE FIRST FLOOR

Bedroom No.1

10'8" x 10'10" (3.26m x 3.31m )

Ensuite Shower Room

5'6" x 4'5" (1.70m x 1.37m )

Bedroom No.2

10'5" x 9'7" (3.20m x 2.93m )

Bedroom No.3

7'10" x 7'8" (2.39m x 2.34m )

Bedroom No.4

8'0" x 7'0" (2.45m x 2.15m )

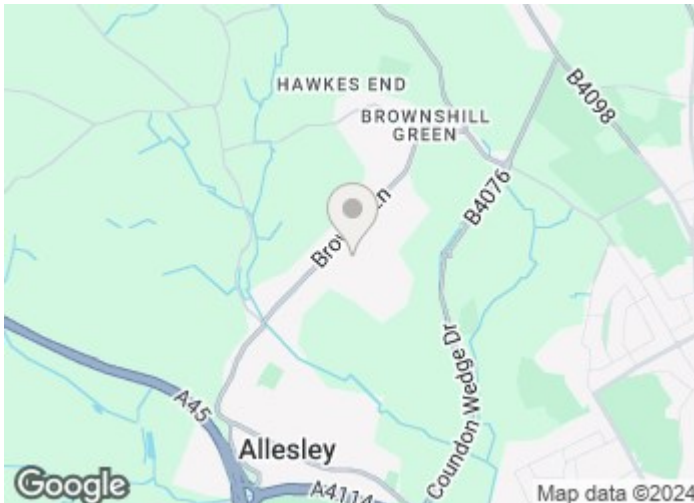
Family Bathroom

7'3" x 4'11" (2.21m x 1.50m )

OUTSIDE

Garage

17'1" x 8'8" (5.22m x 2.66m )



[Directions](#)



# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	