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Property Experts

Pickford Green Lane
Allesley CV5 9AQ

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PART EXCHANGE AVAILABLE A distinctive four bedroom detached home with an open plan kitchen and dining room and a separate living room with French doors leading out onto a spacious garden. With a utility room and cloakroom also included at ground floor make-up the downstairs living space of this beautiful home.

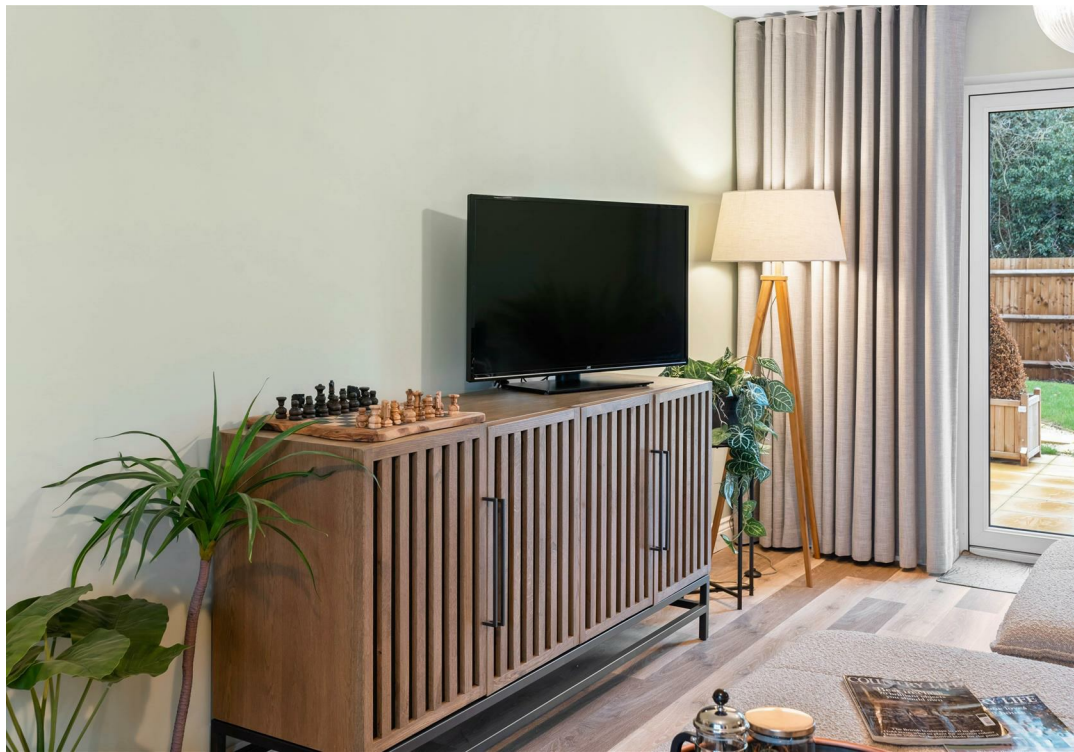
Bedroom one benefits from an en-suite, bedroom two also features an en-suite. The main bathroom is located in the middle of the home and is central to all bedrooms.

Single garage* and parking included.

*** Please note some marketing photos are of the show home ***

Custom text box





Custom text box





Dimensions

Living Room

6.88m x 3.15m

Dining Area

5.66m x 3.00m

Kitchen Area

3.84m x 3.02m

Utility

2.06m x 1.98m

Bedroom One

4.47m x 3.96m

Bedroom Two

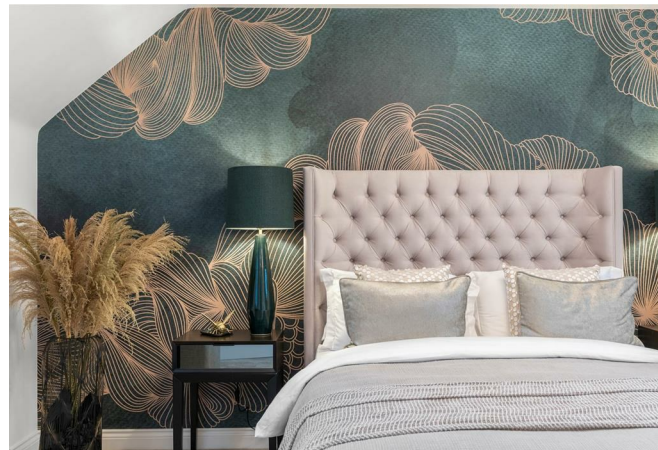
3.84m x 3.48m

Bedroom Three

3.02m x 3.00m

Bedroom Four

2.84m x 2.36m



Floor Plan

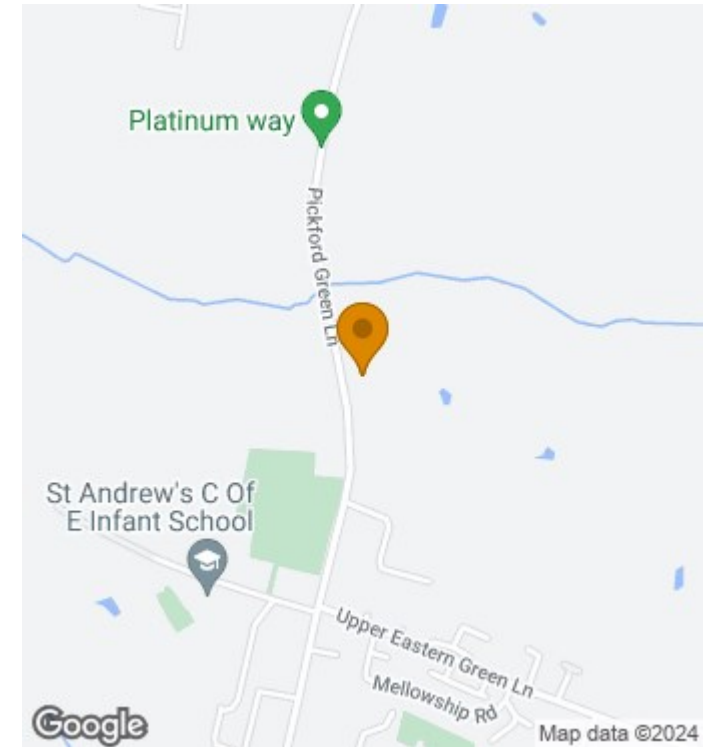


Ground Floor



First Floor

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.
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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.
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EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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