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Rectory Close
Allesley CV5 9AE

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AN AMAZING, EXTENDED FAMILY HOME WHICH HAS BEEN MUCH LOVED OVER THE YEARS AND COMES WITH ITS VERY OWN ANNEXE.

What a beautiful property this is! Reserve your viewing slot now to avoid disappointment.

Located within the highly regarded area of Rectory Drive, Allesley Village this property oozes kerb appeal and will be of particular interest to those buyers demanding, style, space and luxury.

Approached to the front via a block paved driveway (with 4 parking spaces), the internal accommodation comprises of an Entrance Hall with doors leading off to a very useful W/C, a front Lounge (with bay window and a feature log burning stove), a snug/annexe lounge, a ground floor bedroom with access to an en-suite shower room. The real show piece to this beautiful home is to the rear of the property where the current owner has opened it completely up to allow spacious comfortable family living, with a sitting room with sliding patio doors leading you out to the garden and a wonderful breakfast kitchen with bi-fold doors, granite worktops and integrated appliances.

On the first floor you will find a family bathroom and four double bedrooms with the largest bedroom suite offering a fantastic dressing area leading on to a luxury en-suite shower room.

The house is finished to a lovely standard, both bathrooms and the Kitchen have been recently refitted. There is double glazing throughout and Gas Combination Central Heating.

To the rear of the house, the sizeable garden isn't over looked and benefits from a decked patio and lawn, with a further area at the far end that could lend itself to a variety of uses.

LOCATION:

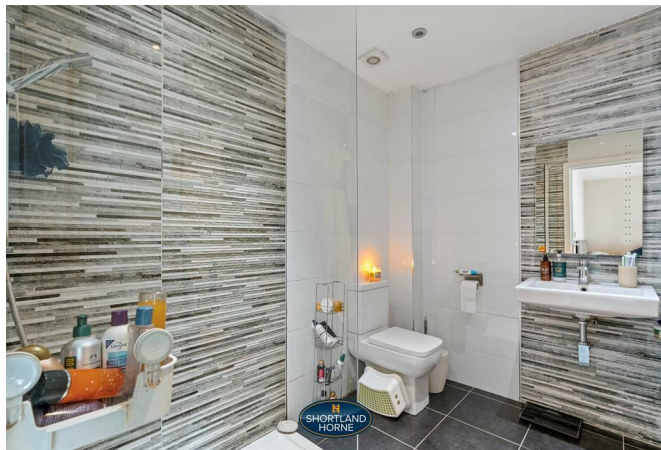
Allesley Village is regarded as one of the most sought after suburbs of the city in which to reside, on the very western edge, close to wonderful countryside creating a delightful semi-rural atmosphere. Perfect for young families, the area is especially well served by a range of highly regarded schools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

selling quality
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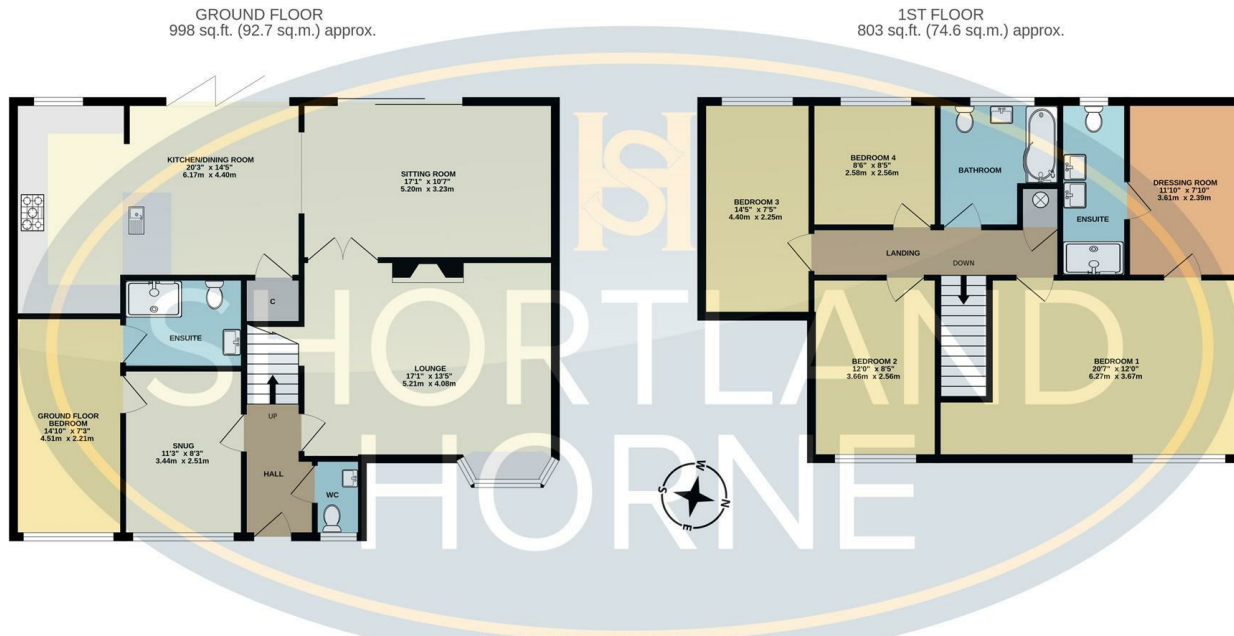




Dimensions

GROUND FLOOR	Bedroom Three 4.39m x 2.26m
Entrance Hallway	
Lounge 5.21m x 4.09m	Bedroom Four 2.59m x 2.57m
Sitting Room 5.21m x 3.23m	Bathroom
Kitchen/Dining Room 6.17m x 4.39m	
Snug 3.43m x 2.51m	
Ground Floor Bedroom 4.52m x 2.21m	
En-Suite	
W/C	
FIRST FLOOR	
Bedroom One 6.27m x 3.66m	
Dressing Room 3.61m x 2.39m	
En-Suite	
Bedroom Two 3.66m x 2.57m	

Floor Plan



TOTAL FLOOR AREA: 1802 sq.ft. (167.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 1802.00 sq ft

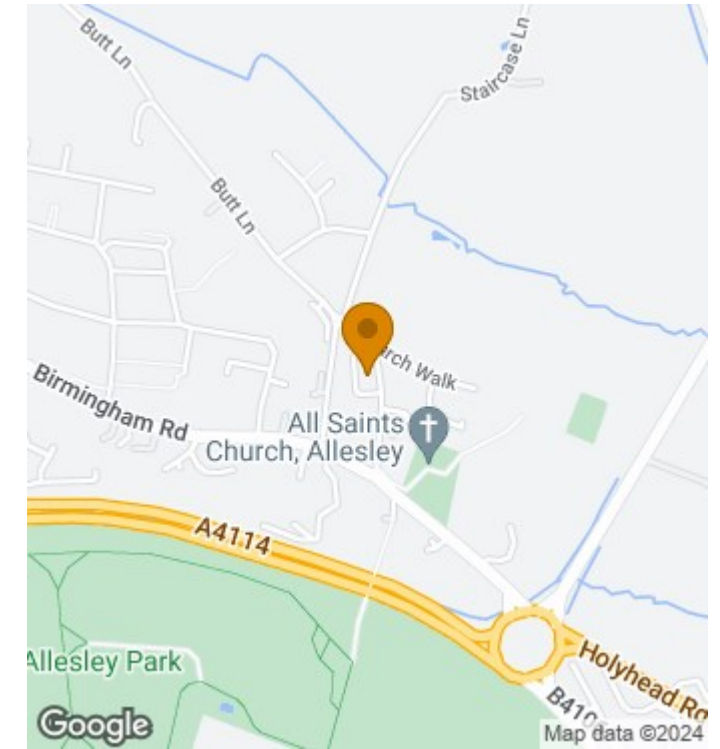
Disclaimer

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

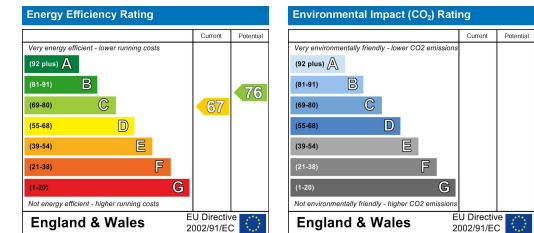
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 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, 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.

Location Map



EPC



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02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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