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Hudson Vale  
Banner Brook Park CV4 9HT

# Hudson Vale

## CV4 9HT

An immaculate, four bedroom Town house having a converted garage providing a lounge which means all the living arrangements can be on the ground floor.

Hudson Vale is located towards the rear of Bannerbrook Park and is ideal for commuters with the A45 a short distance away. The M42 and M6 plus Birmingham Airport are all within easy reach. Bannerbrook Park has a wide range of amenities, and the house is a short walk from a small parade of shops, including Post Office, Pharmacy, Cash Point, Spar, Amazon Lockers, Pet Shop, Fish and Chip Shop and a fantastic Curry House. There is a well equipped play area in the centre of the estate, which backs onto open fields, perfect for walks.

Bannerbrook Park is also close to local schools and nurseries, transport links and bus routes.

Enter through the composite door into the Entrance Hall with staircase rising to the first floor and doors off to the Downstairs Cloakroom, a very useful storage cupboard providing plumbing for a washing machine, a snug and the Kitchen/Dining room/Living Room. The owners have converted the garage to create a ground floor snug/lounge. The kitchen area is fitted with an extensive range of base and wall units having wooden worksurfaces and tiled splash backs, an integrated oven and space for other appliances. The Bi fold doors open up completely which would be fantastic in the summer months.

On the first floor you will be greeted by two double bedrooms with the back bedroom featuring en-suite facilities and a Juliet balcony the back bedroom having access to a balcony overlooking the green.

The top floor boasts a further two double bedrooms and a family shower room.

The frontage is blockpaved with a tarmacadam driveway to provide side by side parking for two vehicles with gated side access leading to the rear garden. The rear garden is fully enclosed and low maintenance with a decked area and access to a summer house which has been converted in to a bar.



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## Dimensions

**GROUND FLOOR** Bar

Entrance Hallway

Snug

4.90m x 2.54m

W/C

**Kitchen/Dining Room**

5.31m x 4.57m

**FIRST FLOOR**

Lounge

4.57m x 2.97m

Balcony

Bedroom One

4.57m x 3.05m

En-Suite

**SECOND FLOOR**

Bedroom Two

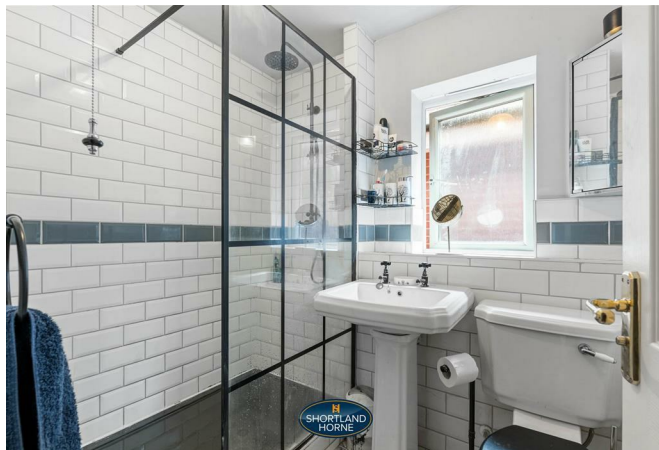
4.60m x 2.95m

Shower Room

Bedroom Three

4.57m x 3.10m

**OUTSIDE**



 [shortland-horne.co.uk](http://shortland-horne.co.uk)

# Floor Plan



TOTAL FLOOR AREA: 1349 sq.ft. (125.4 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: 1349.00 sq ft

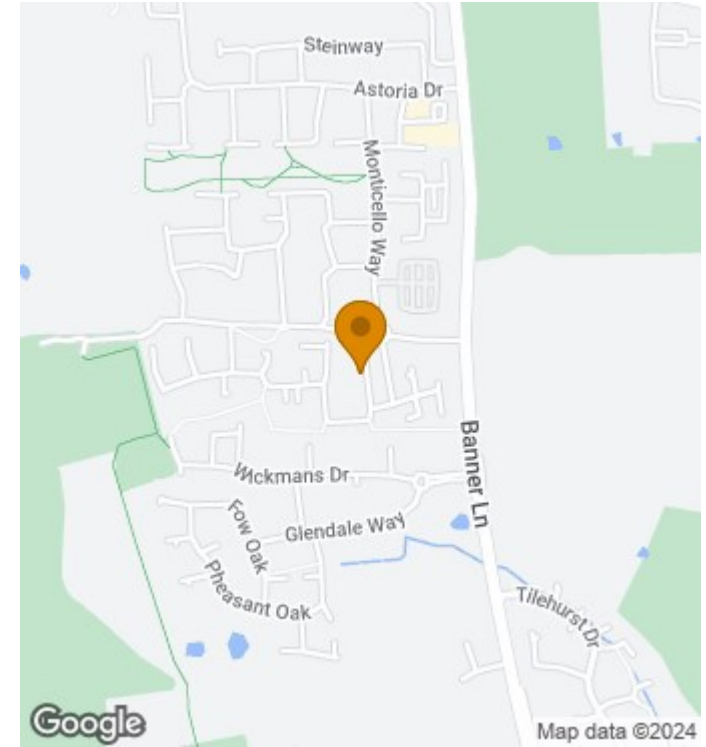
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**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs 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.  
**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 Home 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

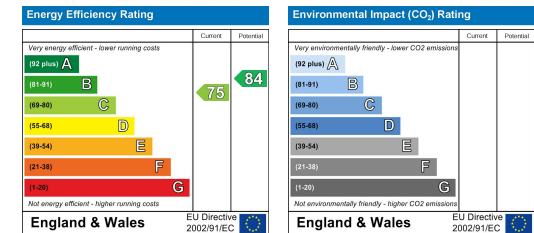
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
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**Referrals** If Shortland Home 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 Home'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 Home 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



Trusted Property Experts

02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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