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Pickford Green Lane
Allesley CV5 9AP

Pickford Green Lane

A superb four bedroom detached executive new home with timber car port, built to the highest specification, featuring four generous bedrooms, integrated NEFF appliances, and oak veneer doors. Part exchange would be considered.

Location – This development lies midway between Meriden & Eastern Green in a rural location surrounded by open fields and is ideally placed for access to Solihull, Coventry and Birmingham with fast routes to the N.E.C., midlands motorway network, Birmingham International Airport and Railway Station.

Ground Floor – Entry through a composite front door into the bright hallway, with doors to the living room, kitchen, study, utility and downstairs WC, as well as a glass and oak staircase rising to the first floor. The lounge is bright and spacious with views to the front and a bi-fold door leading to the garden. The property benefits from oak veneer doors throughout. The deluxe kitchen, family room features an integrated NEFF side & hide oven and combi oven/microwave and a top of the range Neff vented induction hob. The modern, shaker style features a range of base and eye level units with quartz work surfaces over. The kitchen also boasts a fully integrated dishwasher and full height Neff fridge & freezer units, as well as a one and a half bowl sink with drainer and mixer tap. This large open plan area boasts a bi-fold door leading to the private, sun drenched garden with green space beyond. **First Floor** – The stairs rising to the first-floor lead to the hallway with doors to the 4 spacious bedrooms and family bathroom. The master suite has a walk in dressing room and ensuite shower room.

Outside – The property benefits from a block paved driveway with space for off-road parking and a large timber framed car port. The front and rear gardens are lawned, with the rear garden providing an excellent space for relaxing.



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Dimensions

Ground Floor

Bedroom 4

4.11 x 3.20

Hallway

Bathroom

Lounge

6.18 x 4.60

Kitchen/Dining Room

6.76 x 4.05

Study

3.30 x 1.96

Utility Room

W/C

First Floor

Bedroom 1

4.60 x 3.27

Dressing Room

En Suite

Bedroom 2

3.47 x 2.77

Bedroom 3

3.47 x 2.75

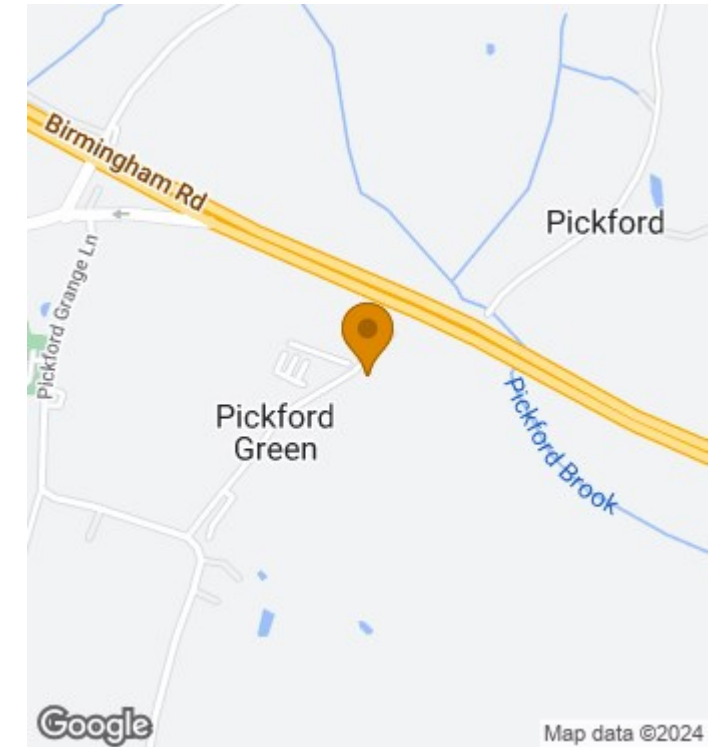
Floor Plan



TOTAL FLOOR AREA: 1753 sq.ft. (162.8 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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Location Map



EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92 plus) A (87-91) B (89-90) C (85-88) D (79-84) E (71-78) F (1-20) G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (89-90) C (85-88) D (79-84) E (71-78) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 of 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.

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.



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