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Property Experts

South Ridge  
Allesley park CV5 9LL

  
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# South Ridge CV5 9LL

\* DECEPTIVELY SPACIOUS 3 BEDROOM SEMI \* ENJOYING LARGER THAN AVERAGE REAR FAMILY GARDEN \* ELEVATED POSITION IN CUL DE SAC SETTING \* ATTRACTIVE THROUGH LOUNGE WITH OPEN PLAN FITTED KITCHEN \* 3 WELL PROPORTIONED BEDROOMS \* BATHROOM WITH SHOWER \* REAR CAR ACCESS

Situated in a pleasant cul de sac setting and enjoying an elevated position, here is a 3 bedroom semi detached house having a larger than average rear fan shaped family garden. The property offers excellent potential to extended both at the side and rear elevation subject to planning permission to provide additional family accommodation.

The property has gas central heating and double glazed windows incorporating Storm porch entrance to Entrance hall, Attractive through lounge/ dining room with open plan fitted kitchen with integrated dishwasher, Side lean to lobby and to the first floor Landing, 3 Bedrooms, Bathroom with shower.

The property enjoys a front and particularly larger than average rear garden with rear vehicular car access.

*Custom text box*





*Custom text box*





## Dimensions

**STORM PORCH**

**ENTRANCE HALL**

**THROUGH LOUNGE**

**3.87 x 3.48**

**OPEN PLAN DINING  
AREA**

**2.74 x 3.11**

**OPEN PLAN  
REFITTED KITCHEN**

**2.97 x 2.35**

**LANDING**

**BEDROOM ONE**

**3.99 x 3.36**

**BEDROOM TWO**

**2.83 x 3.36**

**BEDROOM THREE**

**2.62 x 1.87**

**BATHROOM**

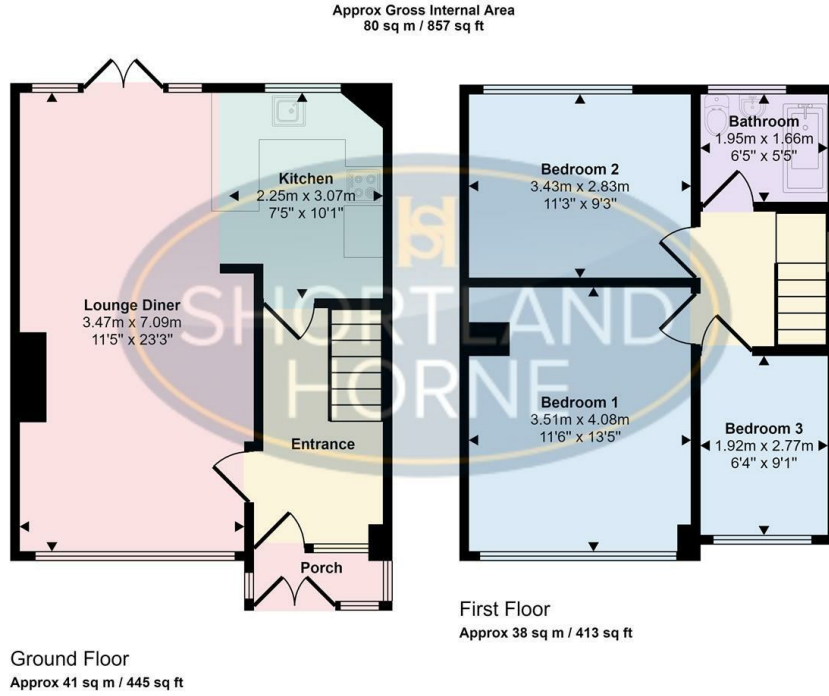
**1.53 x 1.83**

**REAR CAR ACCESS**

**FRONT & LARGER  
THAN AVERAGE FAN  
SHAPED REAR  
GARDEN**

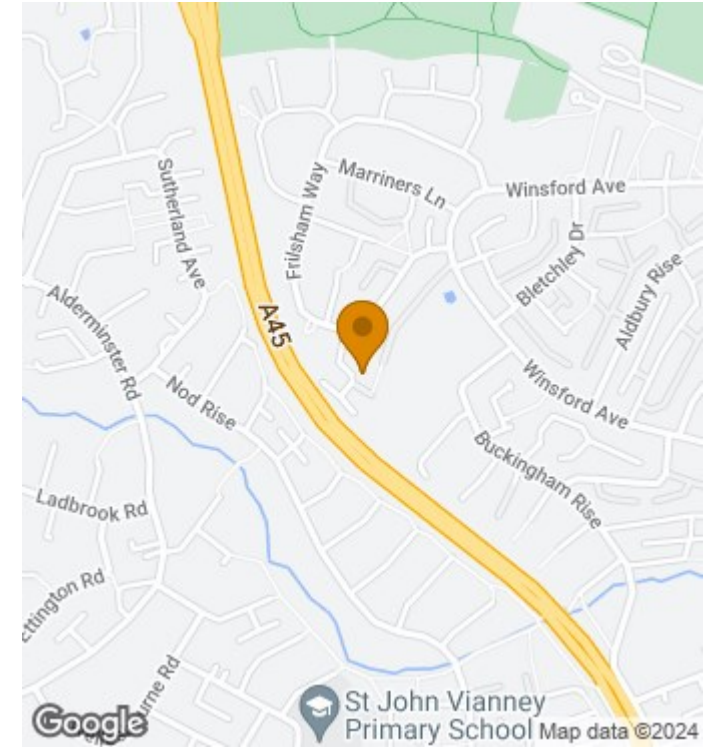
**VIEWING  
RECOMMENDED**

# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 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.

**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

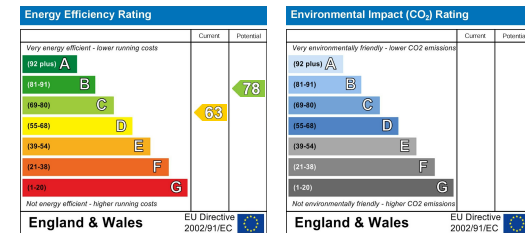
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

**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 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.

# EPC



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