



SHORTLAND HORNE
024 7622 2363
FOR SALE


SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Browns Lane
Allesley CV5 9DT

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CV5 9DT

* SUPERBLY PRESENTED & REFURBISHED FAMILY SEMI * GAS CH & DOUBLE GLAZED * ATTRACTIVE LOUNGE * DINING AREA WITH OPEN PLAN REFITTED KITCHEN WITH HOB, OVEN, FRIDGE & DISHWASHER * UTILITY ROOM * GROUND FLOOR SHOWER ROOM & REFURBISHED UPSTAIR FAMILY BATHROOM WITH SHOWER CUBICLE * VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT

Situated in this popular residential location to the west side of the city, this could be the perfect setting for your new home. This delightful 3-bedroom house is beautifully presented, offering a warm and inviting atmosphere from the moment you step inside.

Situated within walking distance of excellent local schools, this property is ideal for families looking for convenience and a sense of community. The refitted kitchen adds a modern touch to the home, providing a space where you can unleash your culinary creativity and entertain guests with ease. through to the dining area.

The 3 well-proportioned bedrooms offer comfortable living spaces for the whole family, ensuring everyone has their own sanctuary to relax and unwind. With ample car parking directly accessible, you'll never have to worry about finding a spot after a long day out.

Don't miss out on the opportunity to make this immaculately presented semi-detached house your own. Embrace the warmth and comfort it offers, and envision the memories you'll create in this wonderful home.



selling quality
property since 1995








SHORTLAND
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Dimensions

**STORM PORCH
ENTRANCE**

**DIRECT ACCESS
AMPLE CAR PARKING**

ENTRANCE HALL

**ENCLOSED PRIVATE
LAWNED REAR
GARDEN**

**ATTRACTIVE
LOUNGE/ OPEN PLAN
DINING ROOM**

**VIEWING HIGHLY
RECOMMENDED**

6.25 x 16.6

**REFITTED
CONTEMPORARY
KITCHEN**

3.64 x 2.50

UTILITY ROOM

SHOWER ROOM

LANDING

BEDROOM ONE

3.96 x 3.37

BEDROOM TWO

3.46 x 3.37

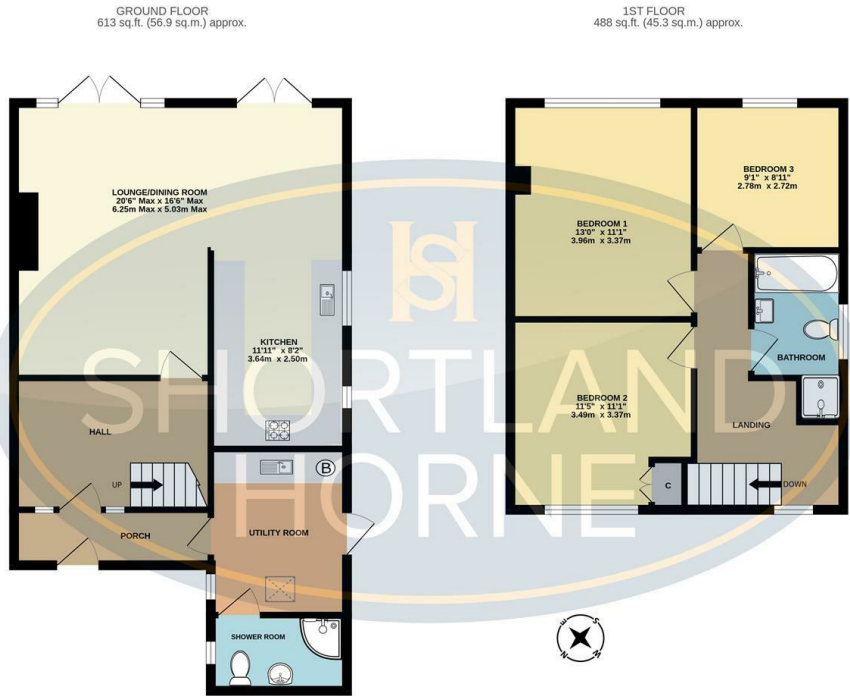
BEDROOM THREE

2.78 x 2.72

**REFURBISHED FAMILY
BATHROOM**



Floor Plan



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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 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: 1100.00 sq ft

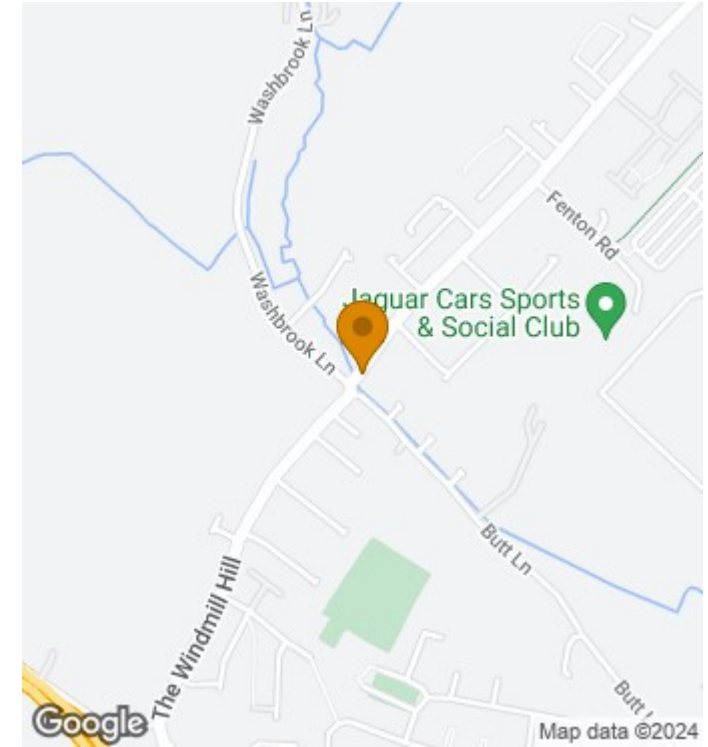
Disclaimer

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

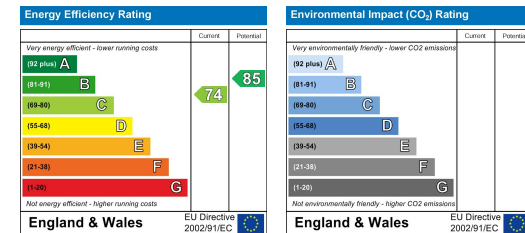
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC



Trusted Property Experts

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