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Allesley Old Road
Chapelfields CV5 8BY

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* SINGLE STONE BAYED HALLS TOGETHER END TERRACE
* NO UPWARD CHAIN * GAS CENTRAL HEATING &
DOUBLE GLAZED * MUCH IMPROVED WITH REFITTED
KITCHEN & REFURBISHED BATHROOM * 3 BEDROOMS *
EXCELLENT ACCESS TO DETACHED GARAGE * VIEWING
HIGHLY RECOMMENDED

Welcome to this well presented halls together 3 bedroom end of terraced property located along the Allesley Old Road in the sought-after area of Chapelfields, Coventry. This well-presented single stone bayed end terrace house is a true gem that offers a perfect blend of comfort and convenience.

As you step inside, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The extended refitted kitchen is a standout feature, offering a modern and functional space for culinary enthusiasts to create delicious meals.

With three cosy bedrooms, this property is ideal for families looking for a comfortable living space. The well-laid out gardens are perfect for enjoying the outdoors and hosting gatherings with friends and family. Additionally, the detached garage provides convenient parking and extra storage space.

One of the highlights of this property is its prime location within walking distance of the city centre, offering easy access to a variety of amenities, shops, and restaurants. Whether you're looking to explore the vibrant city life or simply enjoy the tranquillity of your own home, this property offers the best of both worlds.

Don't miss out on the opportunity to make this charming end terrace house your new home. Book a viewing today and experience the warmth and comfort this property has to offer.

selling quality
property since 1995









Dimensions

**STORM PORCH
ENTRANCE**

ENTRANCE HALL

**BAY WINDOWED
LOUNGE**

3.61 x 3.50

**DINING/ SITTING
ROOM**

3.61 x 3.44

EXTENDED KITCHEN

5.43 x 2.13

CLOAKROOM

LANDING

BEDROOM ONE

3.61 x 3.60

BEDROOM TWO

3.54 x 3.15

BEDROOM THREE

2.52 x 2.21

BATHROOM

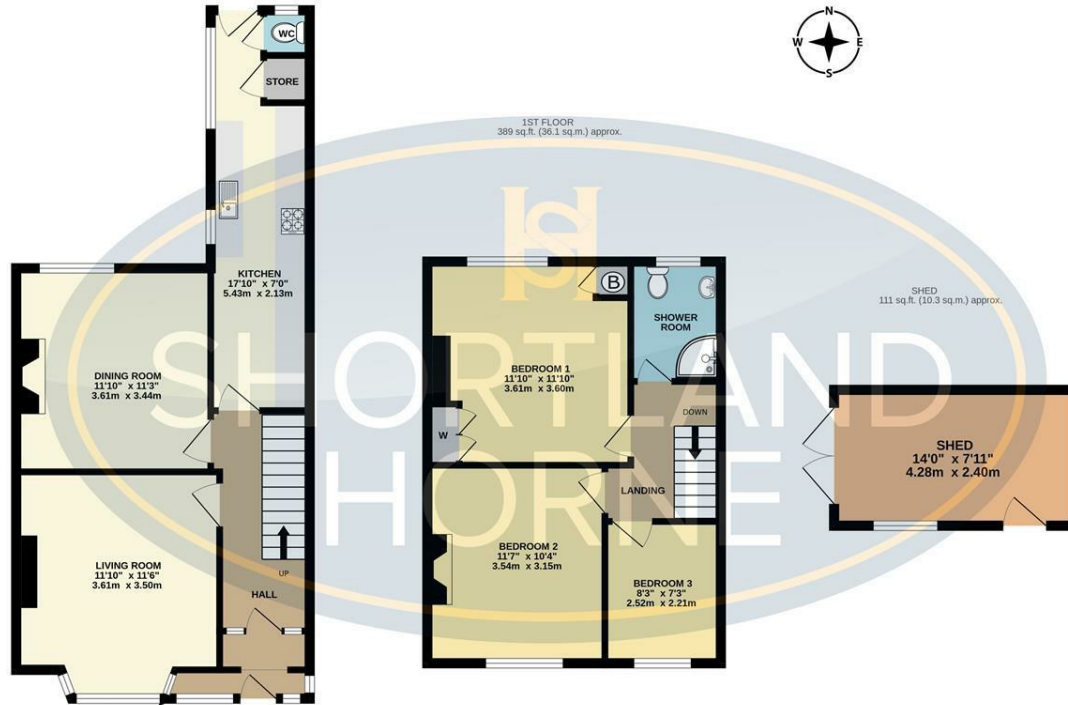
**REAR CAR ACCESS
TO DETACHED
GARAGE**

4.28 x 2.40

**FRONT & WELL LAID
OUT FULLY FENCED
REAR GARDEN**

**VIEWING
RECOMMENDED
WITH NO CHAIN**

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.6 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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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

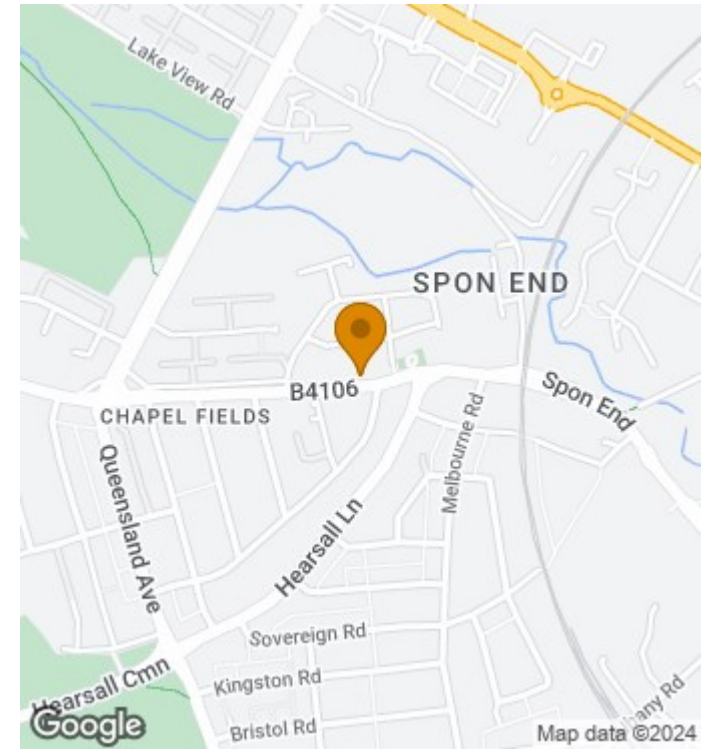
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

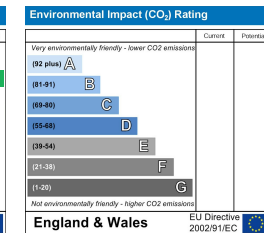
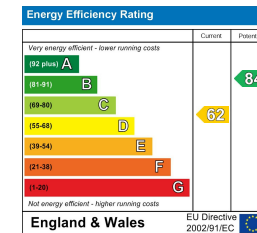
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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



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