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Hawkes Mill Lane  
Allesley CV5 9FQ

# Hawkes Mill Lane

## CV5 9FQ

Nestled in the serene countryside along Hawkes Mill Lane in Allesley, Coventry, this charming semi-detached cottage offers a tranquil retreat with easy access to both Coventry and Birmingham. Boasting two reception rooms and three bedrooms, this beautiful cottage is a hidden gem waiting to be explored.

Upon entering, you are greeted by a welcoming boot room/utility, a well-equipped kitchen with fitted units and space for appliances. The generously sized living room flows seamlessly into a delightful dining room, offering picturesque views of the fantastic garden.

The cottage features three ample double bedrooms, providing plenty of space for relaxation. The modern family bathroom is a luxurious retreat, complete with a bath and a walk in shower.

Outside, the property offers ample off-road parking at the front, along with a well-maintained fully enclosed garden which features a purpose built office/garden room which is fully insulated with light, power and heating ideal for outdoor entertaining or simply unwinding in the fresh air.

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Utility Room

3.23m x 1.88m

Lounge

4.14m x 3.71m

Dining Room

3.66m x 3.18m

Kitchen

3.84m x 2.90m

### FIRST FLOOR

Bedroom One

3.81m x 3.76m

Bedroom Two

2.92m x 2.87m

Bedroom Three

3.68m x 3.28m

Bathroom

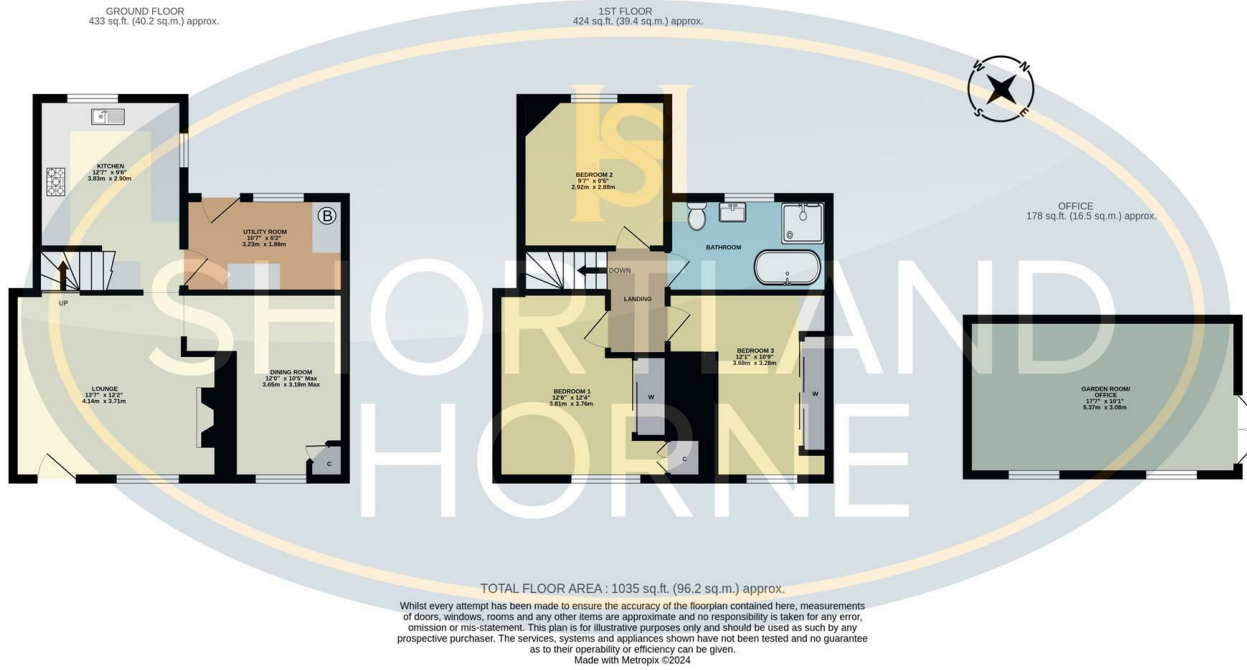
### OUTSIDE

Garden Room/Office

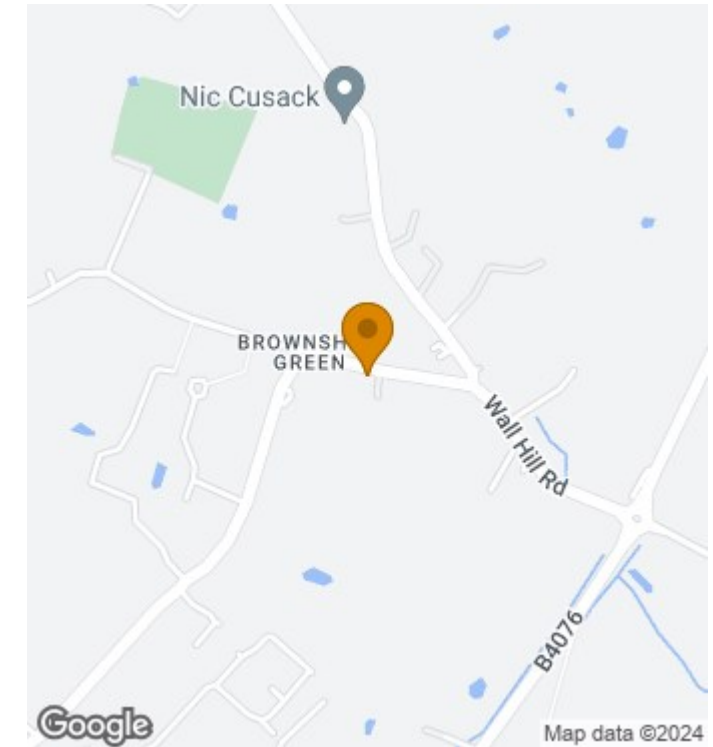
5.36m x 3.07m



# Floor Plan



# Location Map



Total area: 1035.00 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 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

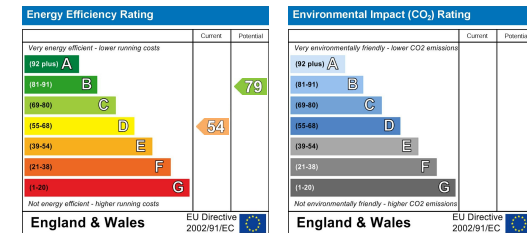
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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