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Property Experts



Harvest Hill Lane
Allesley CV5 9DD



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A FANTASTIC FOUR BEDROOM DORMER BUNGALOW SET WITHIN A DELIGHTFUL COUNTRYSIDE LOCATION WITH LOTS OF AVENUES TO EXTEND ITS CURRENT FOOTPRINT (STPC).

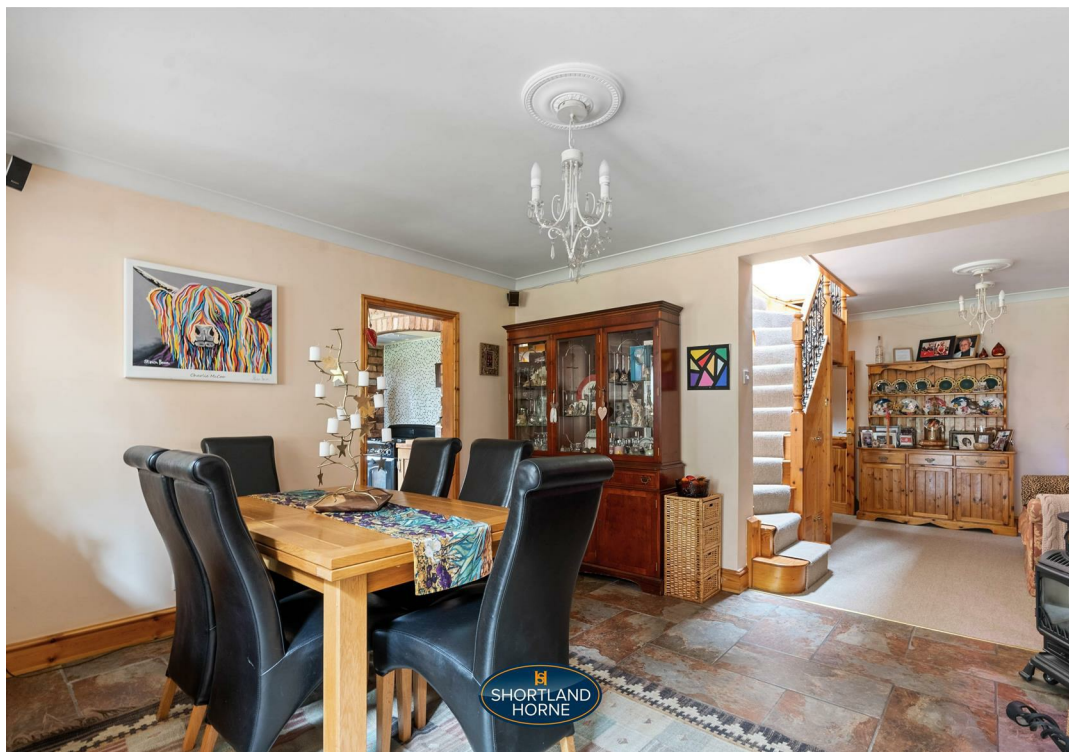
Located in beautiful rural surroundings amongst open and protected green fields, this 1930's Bungalow is found within a few minutes drive of Coventry and only a fifteen minute drive to Birmingham International Airport Via the A45. The property represents a fantastic purchase for a discerning buyer wanting both character and location combined.

This lovely bungalow offers spacious comfortable living comprising of an entrance hallway with doors leading off to a two double bedrooms, a utility room and a luxury family bathroom with a bath and a walk in shower. There is a lounge/diner with a feature log burning stove, a brilliant garden room overlooking the garden and a fully fitted solid oak kitchen with space for appliances.

On the first floor you will be greeted by a further family bathroom and two generously size double bedrooms completes this wonderful accommodation.

The property sits within a generous plot that boasts a large stoned driveway and access to a detached garage. The rear garden is simply stunning with mature lawns framed by floral and shrub planting and two garden sheds for extra storage.









Dimensions

GROUND FLOOR

Entrance Hallway

Ground Floor Bedroom

3.58m x 3.35m

Bedroom/Study

3.18m x 3.15m

Utility

Bathroom

Snug

3.63m x 3.15m

Dining Room

4.32m x 3.56m

Kitchen

3.56m x 3.05m

Garden Room/Lounge

3.96m x 3.73m

FIRST FLOOR

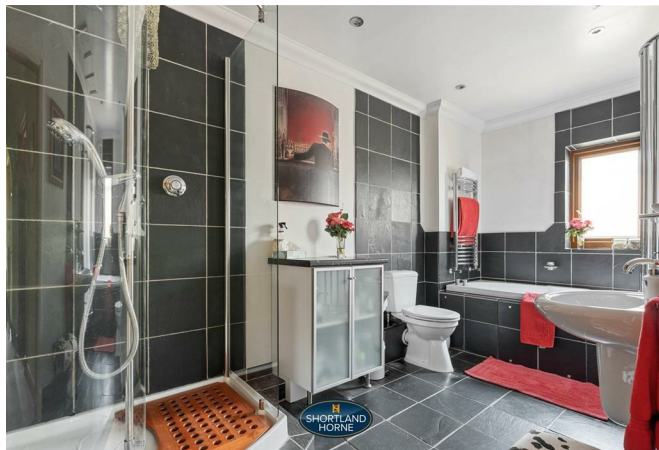
Bedroom One

6.20m x 3.94m

Bedroom Two

3.96m x 3.61m

Bathroom



Floor Plan



TOTAL FLOOR AREA : 1716 sq.ft. (159.5 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.
Made with Metropix 5/2024

Total area: 1716.00 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

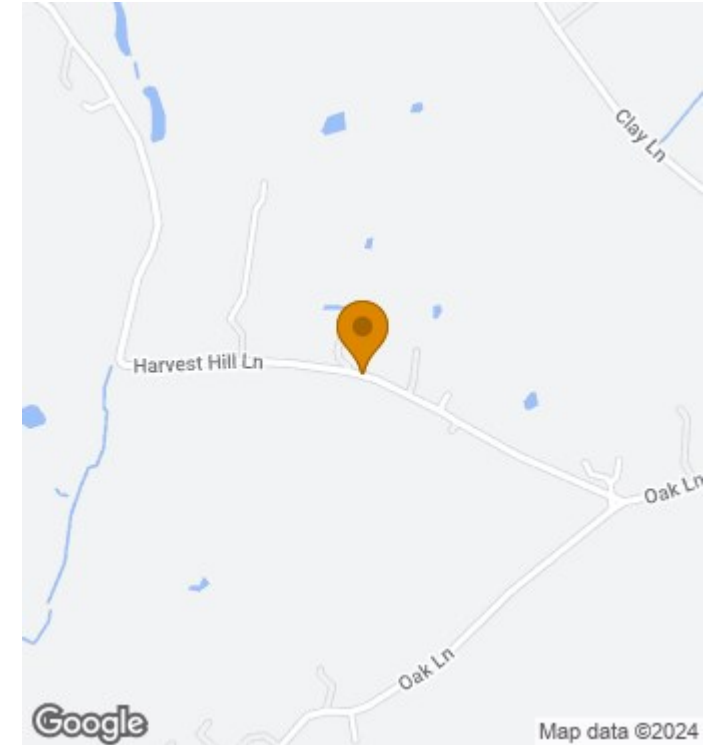
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

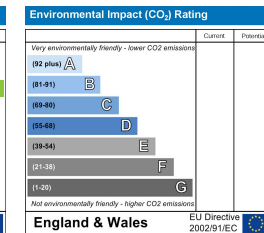
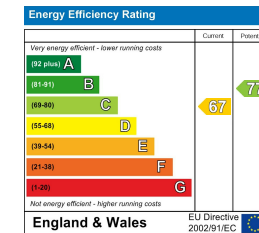
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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