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Browns Lane  
Allesley CV5 9DZ



# Browns Lane

## CV5 9DZ

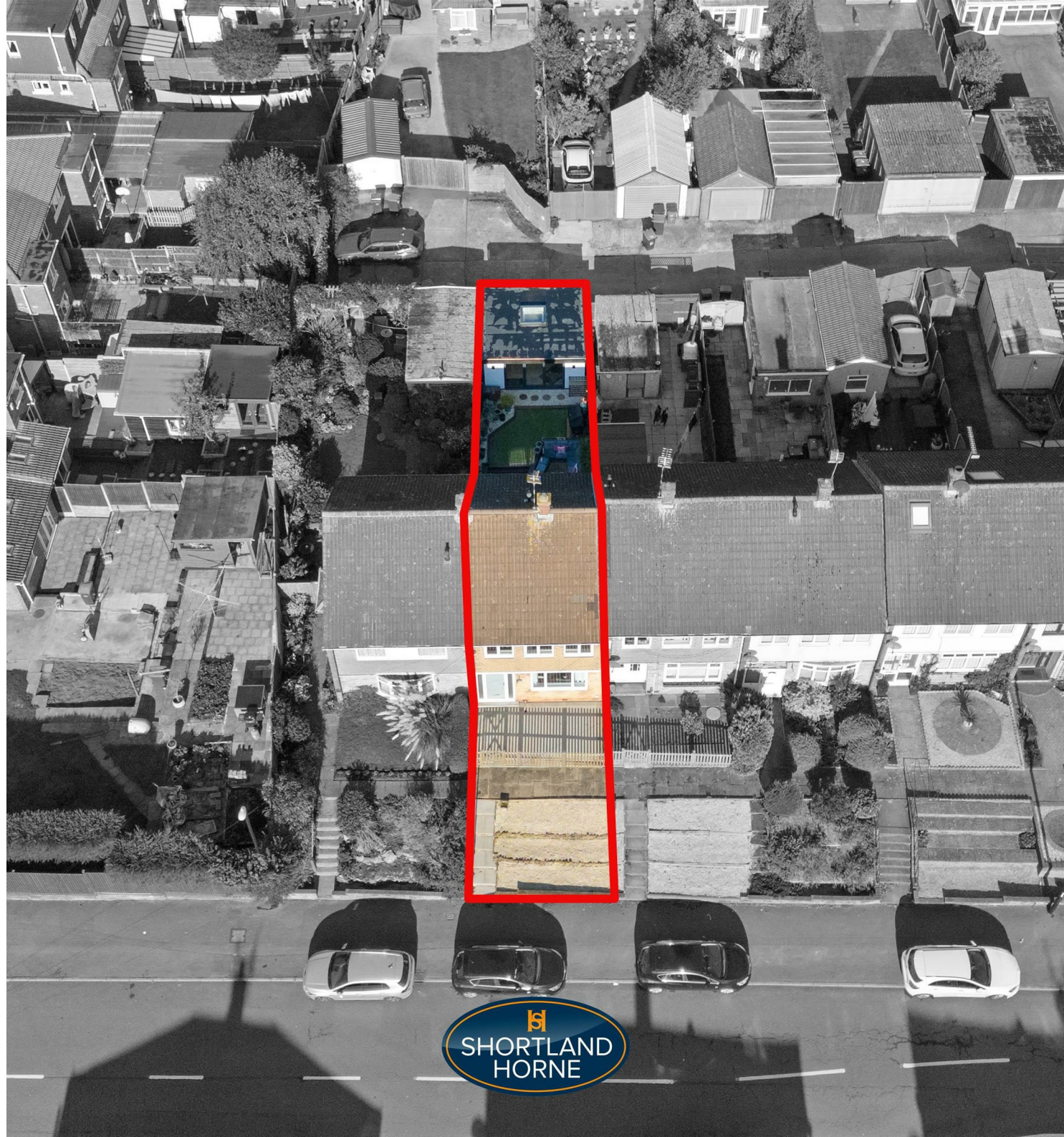
A well loved and cleverly extended three bedroom mid terrace family, in fantastic condition ready to be moved in to with no work required.

This beautiful property on the ground floor offers an entrance hallway with doors leading a lounge and a stunning open plan kitchen diner with a feature island, granite work surfaces and bi fold doors opening out to the garden, the kitchen benefits from built in appliances to include, double ovens, induction hob, a dishwasher and a fridge freezer.

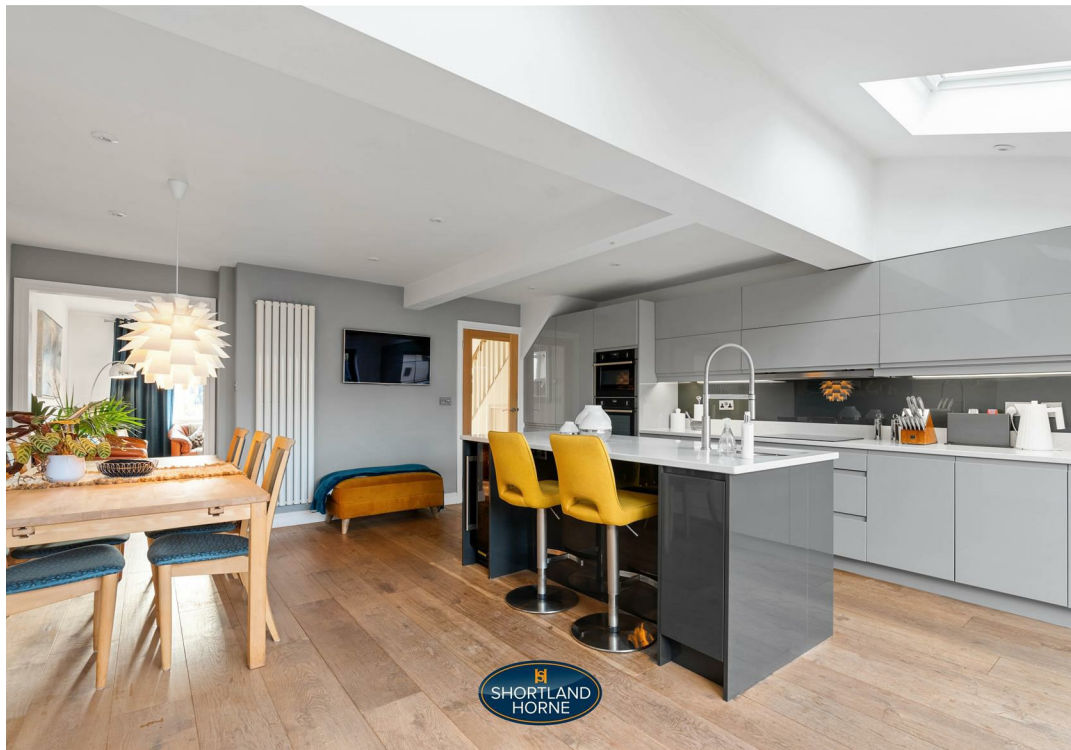
On the first floor you will find a family shower room and three bedrooms with two of bedrooms featuring built in wardorbes.

Outside to the rear there is a fantastic 13ft studio with lighting and power and a utility section that can house a washing machine and a tumble dryer.

Browns Lane is located just outside of Allesley Village via The Windmill Hill and is approximately 10-15 minutes from the city centre by car via the Holyhead Road. Set in a picturesque and semi-rural location, Browns Lane is home to some of the most sought-after homes in the city. The location is also situated near fantastic multinational companies such as Jaguar-Landrover and Amazon, while more locally are desirable schools such as Allesley Primary (1.2m) and Coundon Court Secondary (2.0m).















## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

3.78m x 3.56m

Kitchen/Dining Room

5.33m x 5.08m

### FIRST FLOOR

Bedroom One

3.96m x 3.40m

Bedroom Two

3.71m x 3.25m

Bedroom Three

2.87m x 1.83m

Shower Room

### OUTSIDE

Studio

4.22m x 4.22m



# Floor Plan



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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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Total area: 1156.00 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

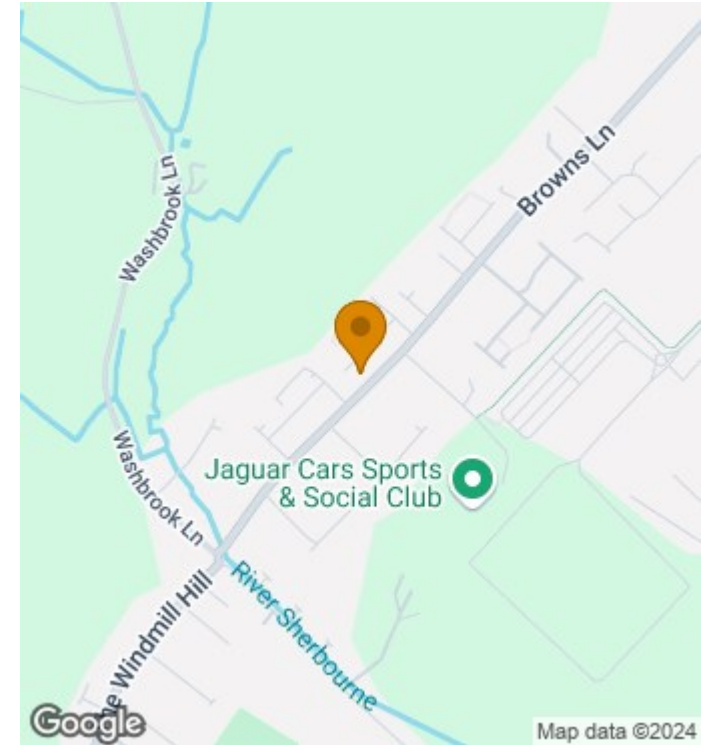
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

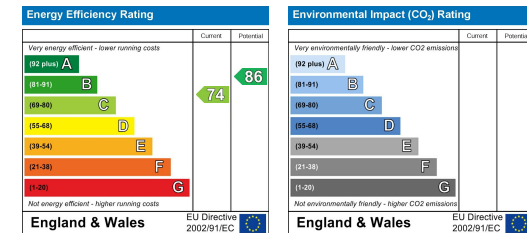
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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