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The Windmill Hill
Allesley CV5 9FR

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Nestled in the charming Windmill Hill of Allesley, Coventry, this detached house is a true treasure waiting to be explored. With 3 reception rooms and 4 bedrooms, this property offers a perfect blend of traditional charm and modern elegance.

As you step inside, you are welcomed by a warm through hall leading to a guest cloakroom, utility area, and three spacious reception rooms - ideal for hosting guests or relaxing with family. The heart of the home is the beautifully designed 21ft kitchen/diner, where culinary delights are sure to be crafted and memories shared.

With four generously sized bedrooms, including one with an ensuite shower room and dressing area, as well as a family bathroom and separate cloakroom, there is ample space for the whole family to unwind. Outside, a sweeping driveway provides parking for multiple vehicles and a generous garage, ensuring convenience for all.

The meticulously maintained grounds offer a private oasis where you can enjoy the sun all day long, making it perfect for outdoor gatherings or peaceful moments of solitude. Allesley is a sought-after suburb with excellent schools, daily shops, and transport services, making it an ideal location for families.

Don't miss the chance to own this exceptional property - a sanctuary that harmoniously blends historic charm with modern comforts.

selling quality
property since 1995









Dimensions

Ground Floor

Hallway

Sitting Room

4.54 x 4.32

Drawing Room

4.85 x 3.92

Dining Room

4.85 x 3.93

Kitchen/Dining Room

6.64 x 4.31

Utility Room

First Floor

Master Bedroom

4.33 x 4.17

Dressing Room

En Suite

Bedroom 2

4.86 x 4.47

Bedroom 3

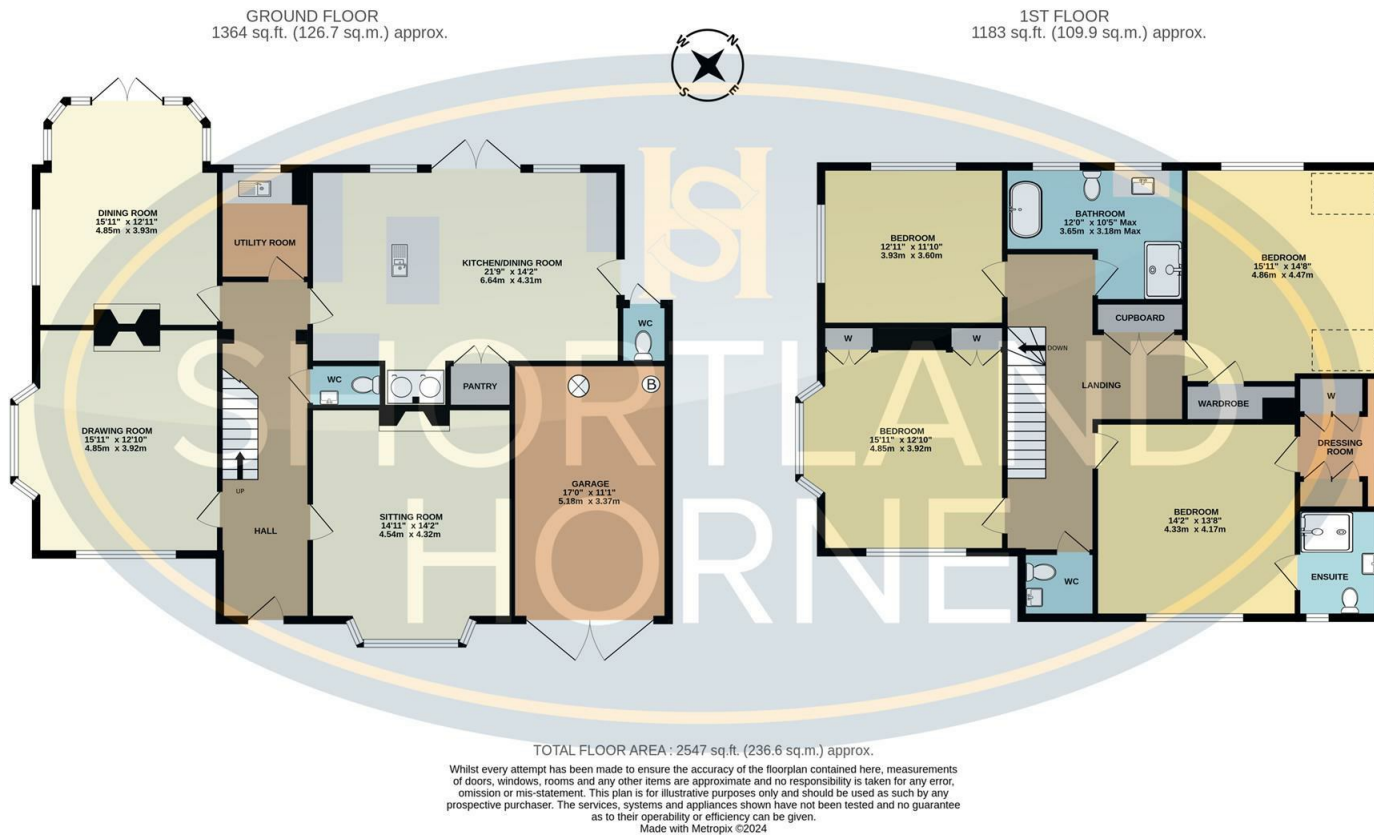
4.85 x 3.92

Bedroom 4

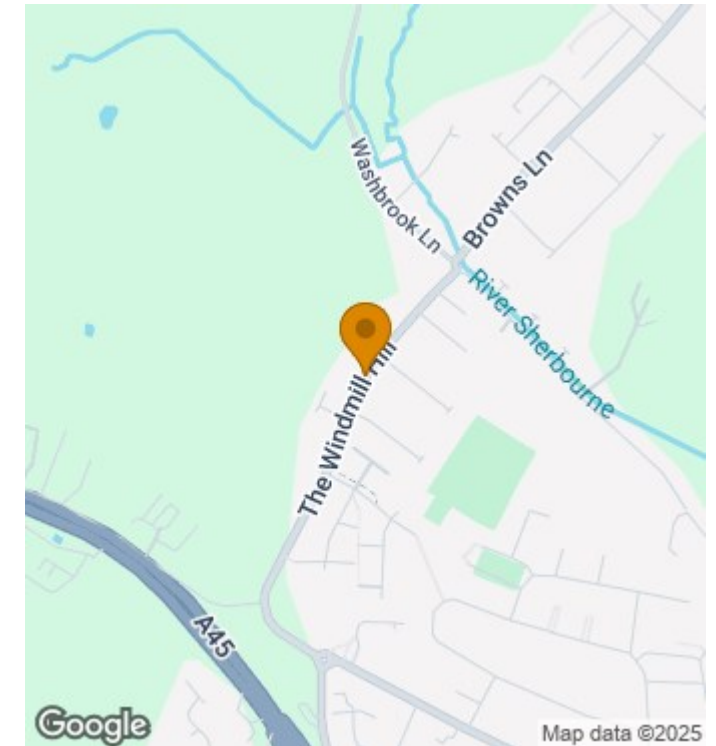
3.93 x 3.60

Bathroom





Location Map



PC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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.

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