




SHORTLAND
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Sandy Lane
Fillongley CV7 8DD

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024762...
SOLD

Sandy Lane

CV7 8DD

* SUBSTANTIALLY EXTENDED 3 BEDROOM SEMI * DELIGHTFUL PICTURESQUE RURAL SETTING * EXTENDED FAMILY ACCOMMODATION TO THE GROUND & FIRST FLOOR * POTENTIAL TO REFIGURATE TO PROVIDE 4 BEDROOMS * PRINCIPAL BEDROOM WITH DRESSING ROOM & ENSUITE * NO UPWARD CHAIN

Welcome to this vastly improved and extended 3-bedroom semi-detached house located in the picturesque rural setting of Sandy Lane, Fillongley, Coventry. This property boasts a delightful ambiance with its quaint surroundings with open countryside views to the rear towards Arley, offering a peaceful retreat from the hustle and bustle of city life.

This family house warrants an internal inspection to be fully appreciated which has been substantially extended by the present couple in 2020 reputed to have cost £100,000 with a two storey side and single storey wrap around rear extension.

Upon entering, you are greeted by a spacious reception room and extended full length breakfast dining/ kitchen room fully fitted with central island enjoying views across open countryside perfect for entertaining guests or simply relaxing with your loved ones. The property features three generously sized double bedrooms, the principal bedroom offering a dressing room for added convenience with luxury ensuite shower room. The dressing room would be feasible to provide a fourth bedroom by creating a partition from the main bedroom.

With two well-appointed bathrooms, and downstairs cloakroom, mornings will be a breeze in this lovely home. The direct access to a triple car parking area ensures that parking will never be an issue for you and your family or guests and scope to create a single or double garage subject to planning permission.

What sets this property apart is the fact that it comes with no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own this beautiful home in a tranquil location. Book a viewing today and envision the life you could create in this idyllic setting.

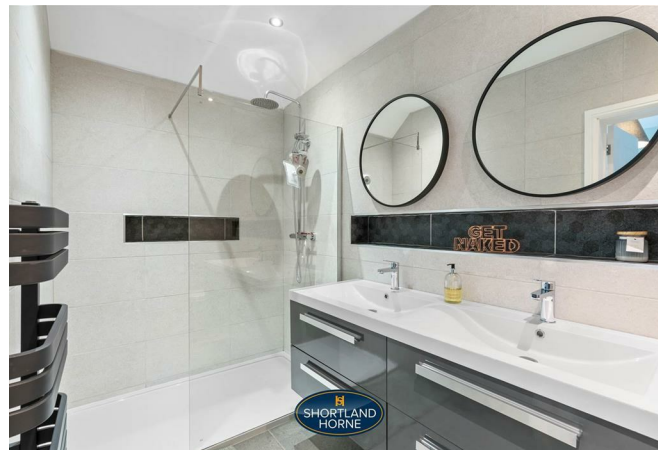


selling quality
property since 1995









Dimensions

ENTRANCE HALL

BAY WINDOWED
LOUNGE

4.77 x 3.55

FULL LENGTH BAY
WINDOWED FAMILY
BREAKFAST / KITCH

9.42 x 4.10

UTILITY ROOM /
BOOT ROOM

2.88 x 2.80

CLOAKROOM

LANDING

BEDROOM ONE

3.95 x 2.85

DRESSING ROOM

2.85 x 2.40

ENSUITE SHOWER
ROOM

BEDROOM TWO

4.17 x 3.10

BEDROOM THREE

3.88 x 2.28

REFURBISHED FAMILY
BATHROOM

DIRECT ACCESS
TRIPLE WIDTH CAR
PARKING BAY

SIDE LAWN GARDEN

PRIVATE
TRIANGULAR REAR
GARDEN

DELIGHTFUL ASPECT
ACROSS OPEN

COUNTRYSIDE
TOWARDS

VIEWING HIGHLY
RECOMMENDED

NO UPWARD CHAIN

Floor Plan



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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: 744.00 sq ft

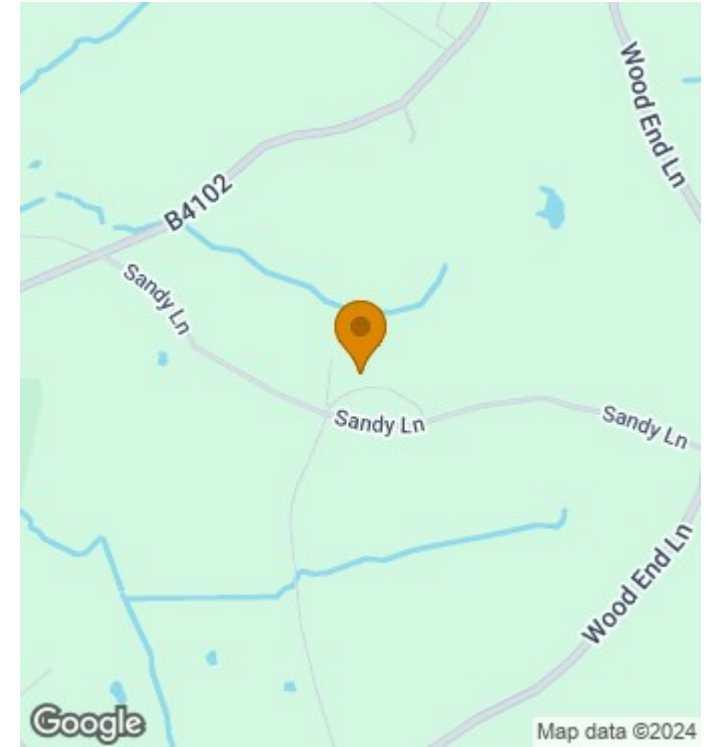
Disclaimer

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B		76	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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