



SHORTLAND  
HORNE

Trusted  
Property Experts



SHORTLAND  
HORNE



High Beech  
CV5 7QD

# High Beech

## CV5 7QD

Nestled in the highly sought-after area of Allesley Green, Coventry, this stunning four bedroom detached house is a true gem that deserves your attention. Set on a peaceful cul-de-sac, the property is beautifully presented and offers a wealth of space and modern comforts.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation. The ground floor also features a convenient downstairs w.c., a remarkable extended open plan kitchen, diner with family room, both of which boast patio doors that open onto the enchanting garden, creating a seamless flow between indoor and outdoor living. There is also a utility room.

The first floor is equally impressive, comprising of three generously sized double bedrooms with one of the bedrooms featuring an en-suite shower room, a single bedroom, and a family bathroom completes this wonderful accommodation.

Externally, the property showcases a large driveway that accommodates multiple vehicles, along with a garage for additional storage. The rear garden is a true sanctuary, featuring secure fencing and patio areas ideal for both relaxation and al fresco dining. There is also a great garden room/office with heating, lighting and power.

This exceptional home has been renovated to a very high standard and is situated in one of Coventry's most popular suburbs. Allesley Green is well-served by local schools and boasts excellent road and bus links, providing quick access to the A45 and M6 motorway towards Birmingham, as well as routes to Coventry city centre.

In summary, this is a unique opportunity to acquire a fantastic property in excellent condition, located in a highly desirable area. Do not miss the chance to make this remarkable house your new home.



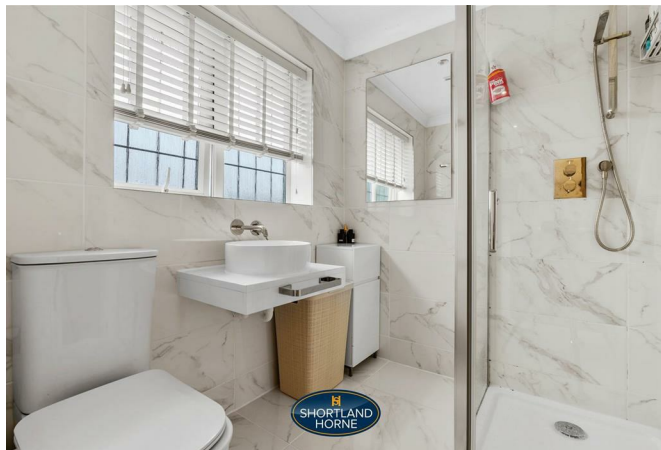
selling quality  
property since 1995







  
SHORTLAND  
HORNE



## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.29m x 3.38m

Kitchen/Dining Room

7.90m x 2.84m

Family Room

3.18m x 2.59m

### FIRST FLOOR

Bedroom One

3.86m x 3.23m

En-Suite

Bedroom Two

3.33m x 3.10m

Bedroom Three

4.57m x 2.34m

Bedroom Four

2.44m x 2.11m

Bathroom

### OUTSIDE

Garden Room/Studio

3.51m x 2.29m

 [shortland-horne.co.uk](http://shortland-horne.co.uk)

# Floor Plan



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 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. Made with Metropix iCCT5.

Total area: 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

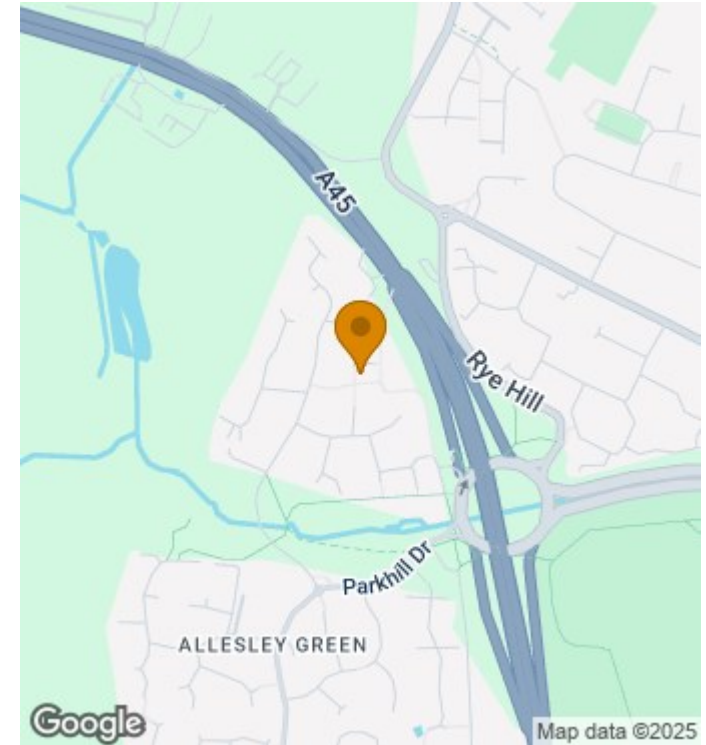
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

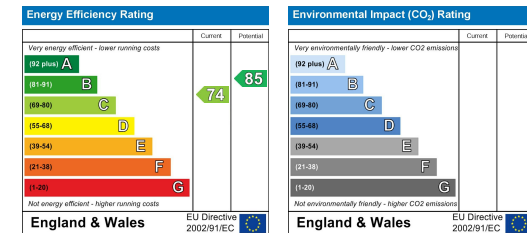
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



Trusted Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne