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Butt Lane  
Allesley CV5 9FE



# Butt Lane

## CV5 9FE

Situated in a quiet cul de sac along Butt Lane, lies this deceptively spacious four Bedroom detached Dormer bungalow providing well planned accommodation which must be viewed internally to be fully appreciated. There is gas central heating together with uPVC double glazed windows being well maintained and to be sold with no chain.

Approached to the front via a block paved driveway (with 3 parking spaces), the internal accommodation comprises of a storm porch, an entrance hallway, a 18ft Lounge, with fire place and sliding doors opening out to the rear garden, a Kitchen to the rear that effortlessly runs on to a conservatory. There are two double bedrooms, a shower room and a garage.

On the first floor you will find a family bathroom and two further double bedrooms with one having a step in en-suite with a bath and toilet, there is also a further very useful W/C.

The bungalow could do with updating and modernising however it gives the buyer(s) a chance to put their full personalities in to the property.

To the rear of the house is low maintenance and not overlooked.

### Location:

Allesley is one of the most desirable and prestigious suburbs in Coventry. Browns Lane offers an attractive, semi-rural setting quite some distance from the hustle and bustle of the city.

The area is well served by local schools including Allesley Primary School and Coundon Court. There are local shops available within Allesley Village itself. By car, the area is well served by both Canley Retail Park and Cannon Park Shopping Centre.

The A45 Trunk Road is less than a mile away leading onto the area's network of commuter roads. Birmingham Airport is also within easy reach (13 minutes drive) whilst Solihull shopping is approximately just 21 minutes drive away



selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Porch

Hallway

Lounge

5.77m x 3.51m

Bedroom One

3.02m x 2.87m

Shower Room

Bedroom Two

4.24m x 3.05m

Kitchen

5.51m x 3.02m

Conservatory

2.67m x 2.11m

### FIRST FLOOR

Bedroom Three

6.96m x 4.27m

Bedroom Four

4.75m x 3.33m

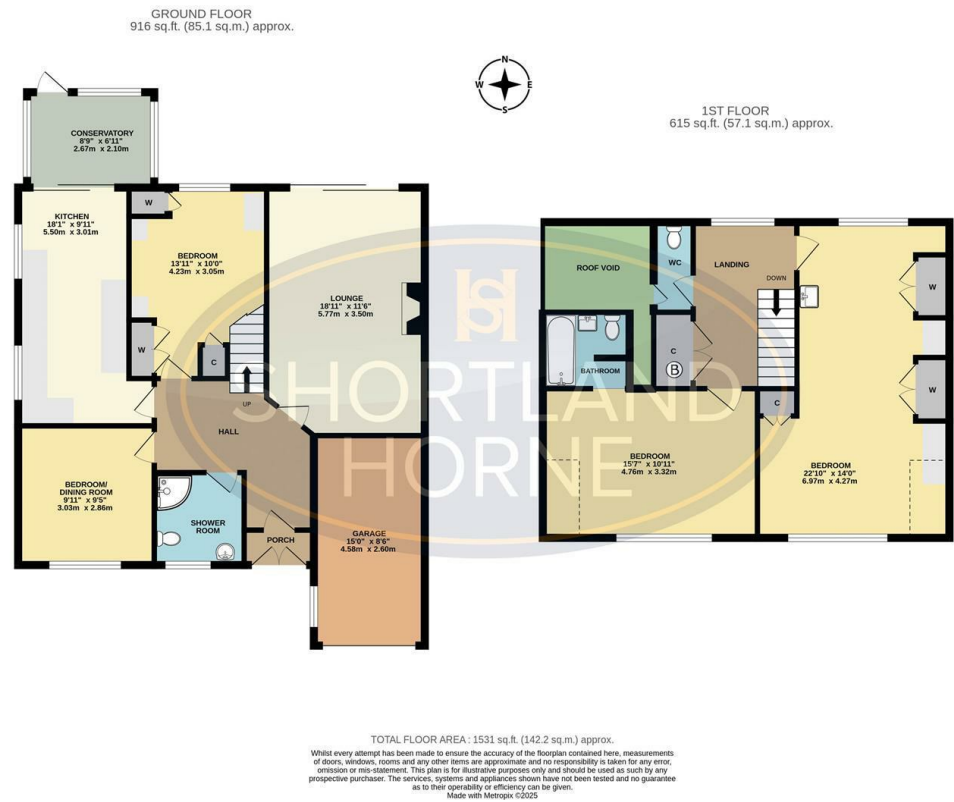
Bathroom

W/C

Roof Void

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

Floor Plan



Total area: 1531.00 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.

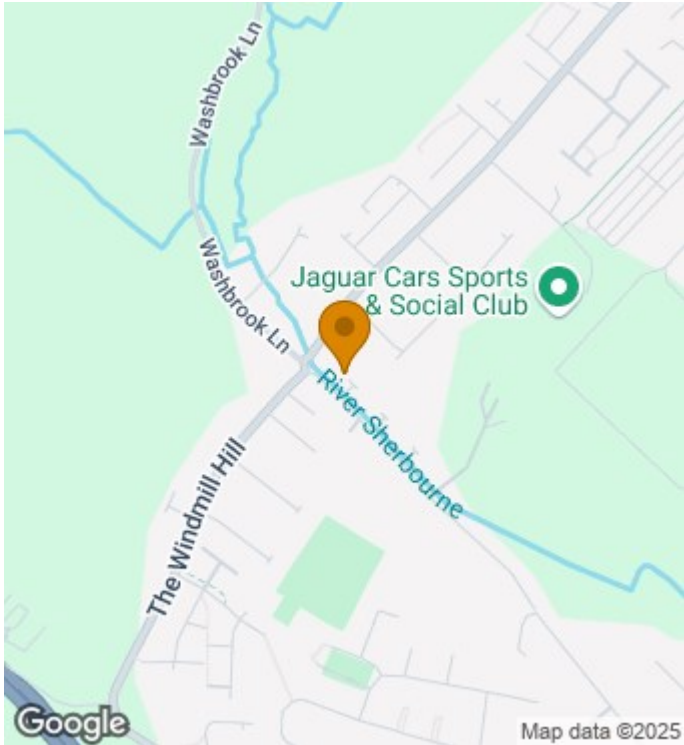
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

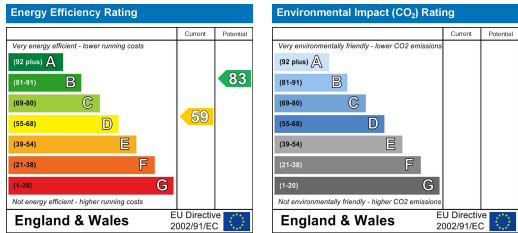
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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