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Barnfield Avenue  
Allesley CV5 9GD



# Barnfield Avenue

## CV5 9GD

A lovely semi detached home located in the heart of Allesley Village surrounded by excellent local schools shops and amenities. This property offers excellent family accommodation with an entrance hallway with doors leading off to a lounge with a bay window overlooking the front drive and a fully fitted modern open plan kitchen diner with integrated appliances to include a dishwasher, an oven with a ceramic hob, washing machine and a fridge/freezer.

On the first floor you will find a family bathroom, two double bedrooms with both bedrooms featuring built in wardrobes and a single bedroom also complete with a fitted cupboard/wardrobe.

Externally there is a driveway big enough for several vehicles and to the rear there is a enclosed lawned garden with a patio and access to two brick built storage cupboards.

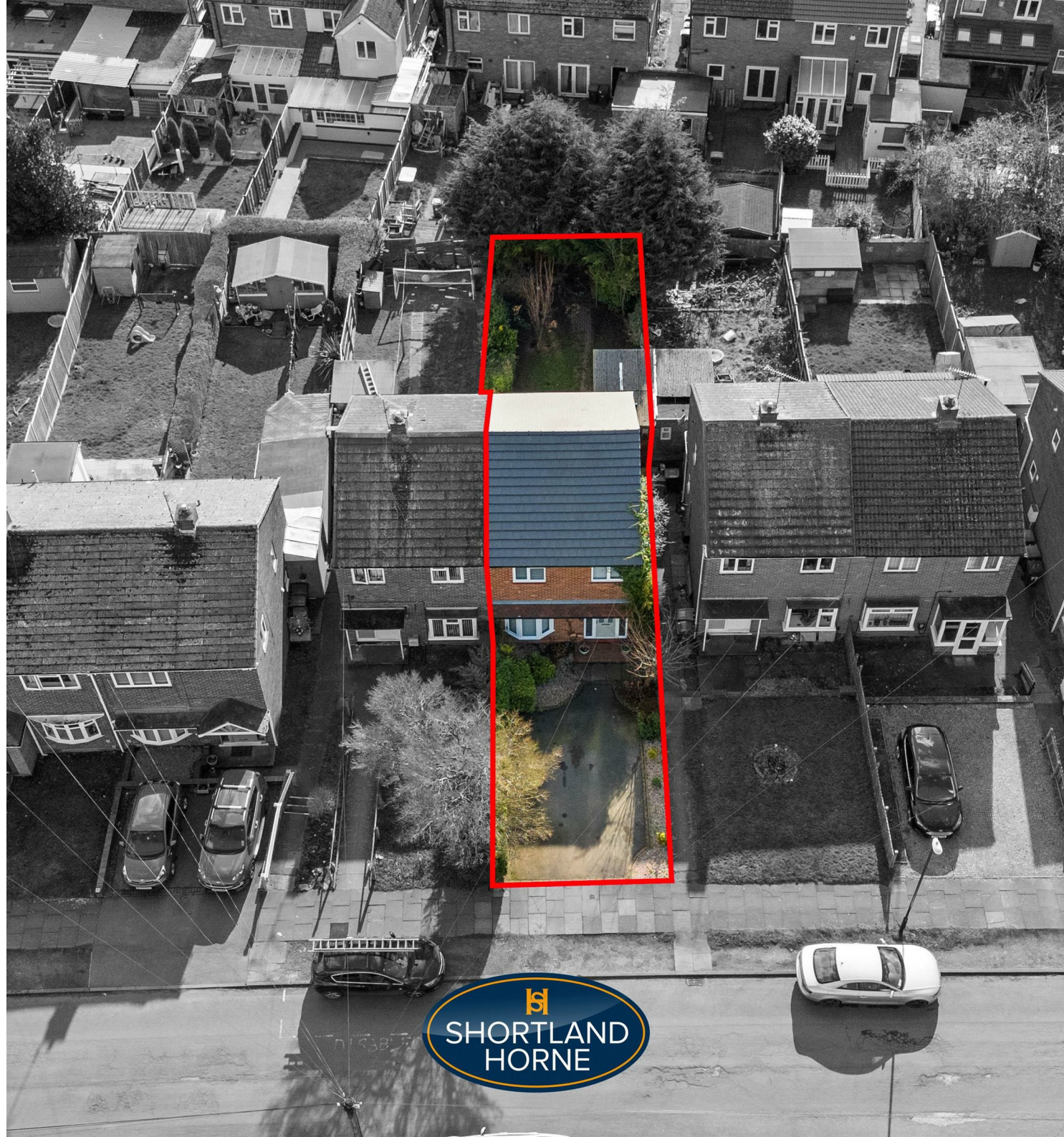
We expect there to be high demand for this fantastic family home so please call Shortland Horne and one of our friendly team will be happy to make all of the viewing arrangements.

### LOCATION

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

The area is well served by local schools including the well regarded Allesley Primary School and Coundon Court. There are local shops available within walking distance. 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

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.37m x 3.35m

Kitchen/Diner

5.28m x 3.56m

### FIRST FLOOR

Bedroom One

4.75m x 3.05m

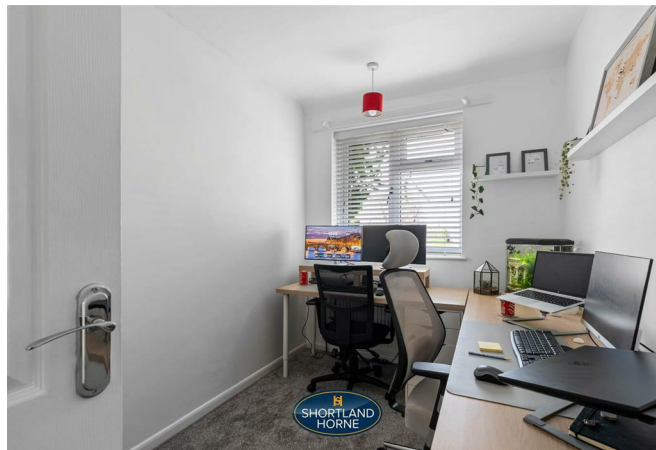
Bedroom Two

3.20m x 2.97m

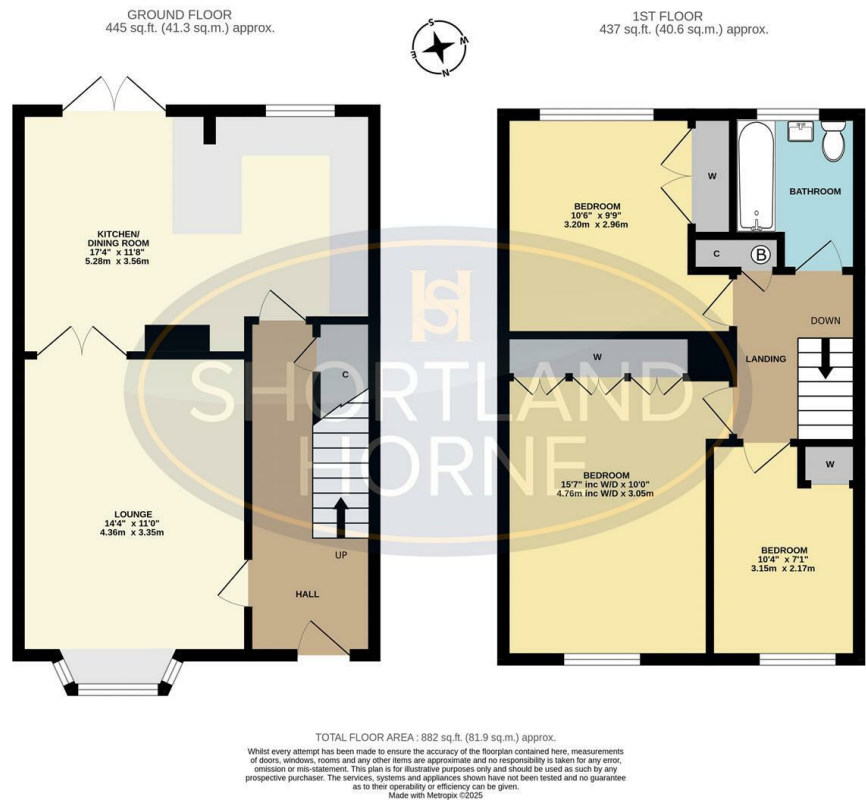
Bedroom Three

3.15m x 2.16m

Bathroom



# Floor Plan



Total area: 882.00 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.

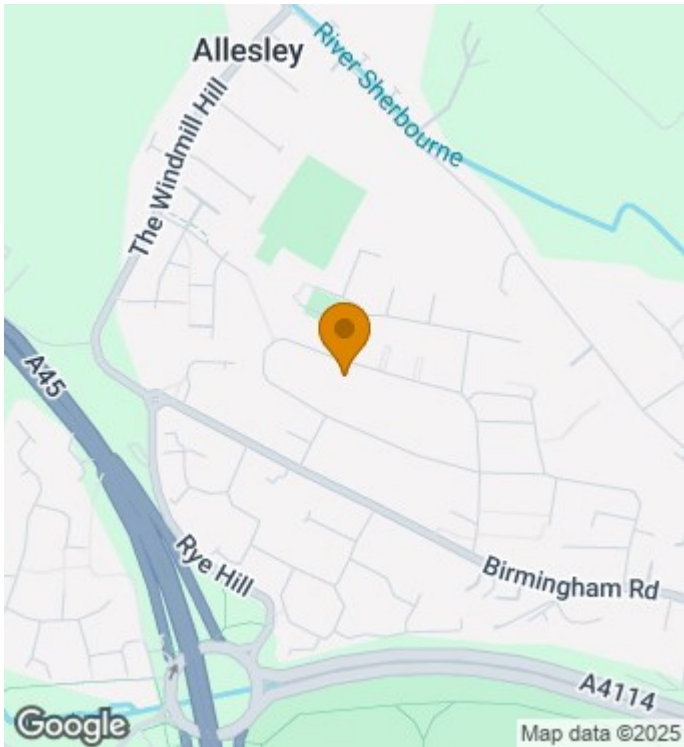
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

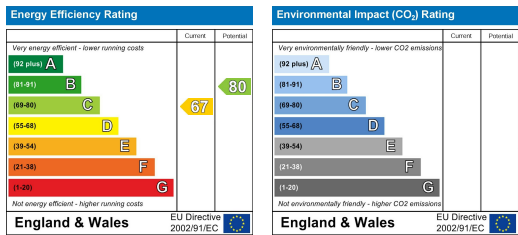
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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