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Property Experts



Wingrave Close
West Point, Allesley Village CV5 9BT

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* LINK DETACHED 2 BEDROOM DETACHED BUNGALOW *
PLEASANT CUL DE SAC SETTING * DINING HALL *
SPACIOUS LOUNGE THROUGH TO CONSERVATORY *
DIRECT ACCESS CAR PARKING BAY * NO CHAIN

Nestled in the tranquil cul-de-sac of Wingrave Close, Allesley, Coventry, this charming two-bedroom link detached bungalow offers a delightful living experience. The property is ideally located on the west side of the city, providing a peaceful retreat while still being conveniently close to local amenities.

Upon entering, you will find a well-planned layout that maximises space and comfort. The bungalow features a Dining Hall (previously the garage through to the entrance hall with pull down ladder to the loft space). The welcoming lounge, perfect for relaxation or entertaining guests, leads through to the double glazed conservatory. The fitted kitchen is both functional and inviting, making it a joy to prepare meals, with hob & oven through to a utility room with wc. The two comfortable bedrooms both have fitted wardrobes and the fully tiled shower room has a semi circular shower cubicle.

One of the standout features of this property is the direct access to a car parking bay, ensuring convenience for residents and visitors alike. Additionally, the absence of an upward chain allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers.

This bungalow presents a wonderful opportunity to enjoy a peaceful lifestyle in a desirable location for your first home, a retirement haven. Don't miss the chance to make this lovely bungalow your own.

selling quality
property since 1995









Dimensions

DINING HALL

INNER HALL

SPACIOUS LOUNGE

5.64 x 3.72

DOUBLE GLAZED
CONSERVATORY

FITTED KITCHEN
WITH HOB & OVEN

2.72 x 2.70

UTILITY ROOM

3.46 x 2.75

WC

BEDROOM ONE

3.64 x 2.96

BEDROOM TWO

2.96 x 2.45

FULLY TILED
SHOWER ROOM

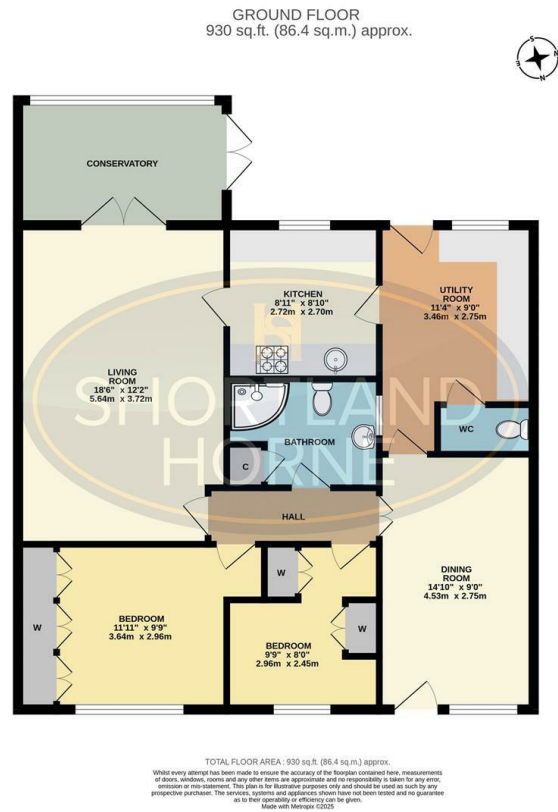
DIRECT ACCESS TO
PAVOR PARKING BAY

FULLY FENCED
PAVED REAR GARDEN

NO UPWARD CHAIN

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Floor Plan



Total area: 930.00 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 Home.

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 Home 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

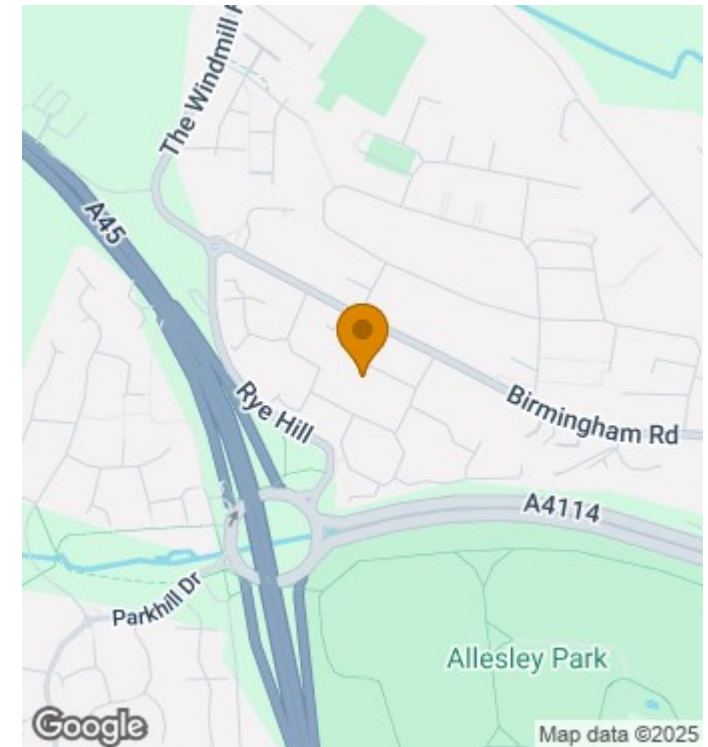
employee is committing a money laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

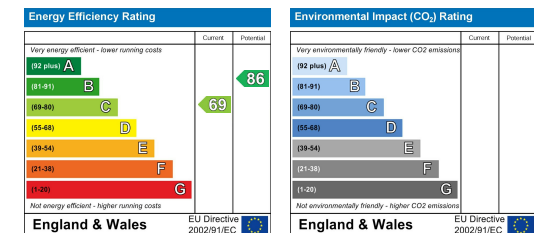
Legal Representation Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA to properly mark to notify you that we will receive a referral fee. The fee for these services will vary depending 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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