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Evergreen Close  
Allesley CV5 9NX



## Evergreen Close CV5 9NX

Nestled in the serene Evergreen Close, Allesley, Coventry, this beautifully presented four-bedroom detached house offers a perfect blend of comfort and elegance. Spanning an impressive 2,578 square feet, the property boasts far-reaching views over the picturesque countryside at the rear, providing a tranquil backdrop for everyday living.

Upon entering, you are welcomed into a spacious and inviting hallway that leads to two well-appointed reception rooms. The large lounge features a charming fireplace, creating a warm and inviting atmosphere, ideal for both relaxation and entertaining. The stunning kitchen/diner is a true highlight, offering ample space for family gatherings and culinary adventures.

This home comprises four generously sized bedrooms, three of which benefit from their own ensuite bathrooms, ensuring privacy and convenience for all family members. A well-designed family bathroom serves the fourth bedroom, adding to the practicality of the layout.

The landscaped rear garden is a delightful outdoor space, perfect for enjoying the fresh air and stunning views. Additionally, a detached games room provides an excellent area for leisure activities, making it a fantastic space for both children and adults alike.

For those with vehicles, the property offers off-road parking and a tandem garage, ensuring that convenience is at your fingertips. This exceptional home in Allesley is not just a place to live; it is a lifestyle choice, combining modern living with the beauty of nature. Do not miss the opportunity to make this remarkable property your own.

**selling quality**  
property since 1995















## Dimensions

Ground Floor

Shower Room

Hallway

Bedroom 3

4.34 x 3.27

Lounge

Bathroom

5.70 x 5.1

Kitchen

Outside

6.33 x 3.82

Dining Room

Games Room

3.40 x 3.00

5.66 x 3.87

Utility Room

Garage

10.24 x 2.84

W/C

Bedroom 4

3.80 x 3.54

En Suite

First Floor

Master Bedroom

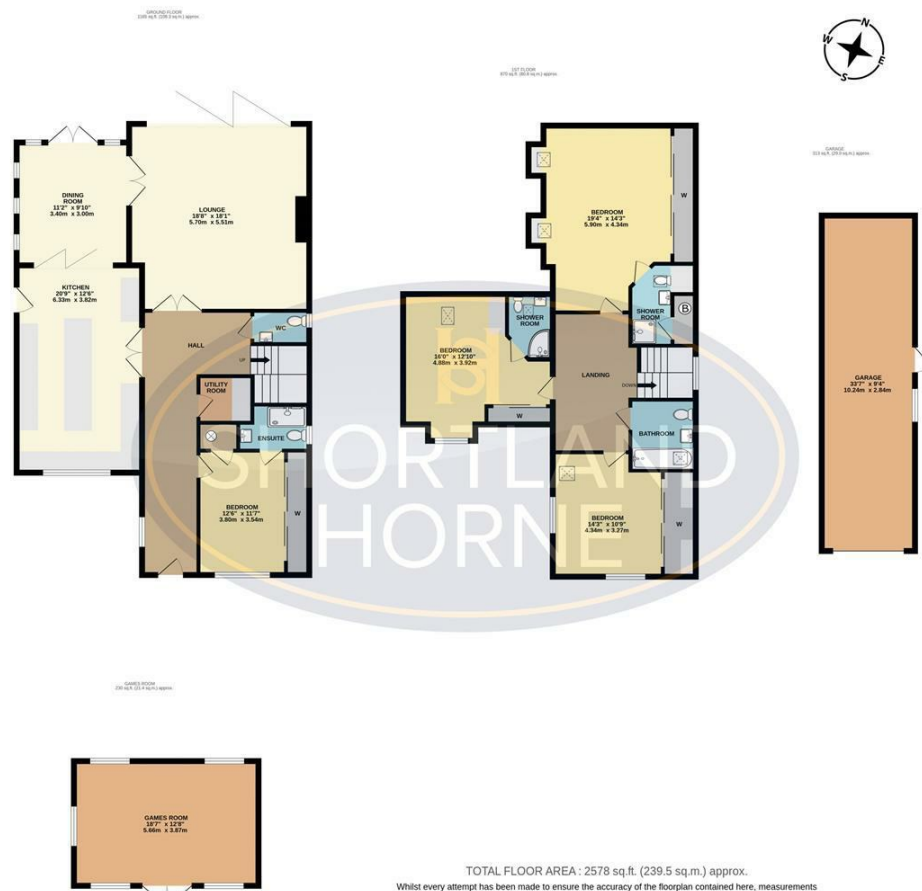
5.90 x 4.34

Shower Room

Bedroom 2

4.88 x 3.92

## Floor Plan



Total area: 2578.00 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 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

**TOTAL FLOOR AREA: 2578 sq.ft. (239.5 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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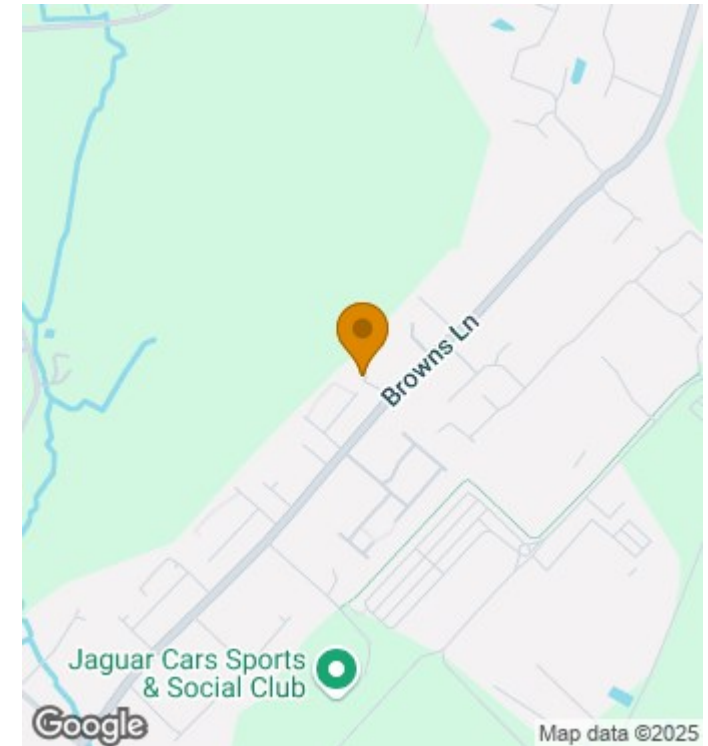
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

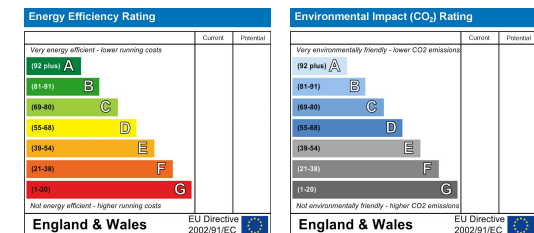
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properly mark to notify you that we will receive a referral fee. The fee for these services will vary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



## Trusted Property Experts

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