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Birmingham Road  
Allesley CV5 9BB



# Birmingham Road

## CV5 9BB

Nestled in the highly sought-after area of Allesley Village, this charming four-bedroom detached house on Birmingham Road presents an exceptional opportunity for both families and professionals. With excellent transport links to Coventry and Birmingham, this property combines comfort with convenience.

Upon entering, you are welcomed into a spacious kitchen dining room, ideal for family meals and entertaining guests. The inviting lounge exudes warmth, while a snug area provides a cosy retreat for relaxation. The property is further enhanced by two conservatories, which flood the home with natural light and create a seamless connection to the garden, perfect for enjoying the outdoors.

The first floor features four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and comfort for the occupants. A family bathroom serves the remaining bedrooms, providing ample facilities for the household.

This delightful home is offered with no onward chain, making it an attractive option for those looking to move swiftly. The property also boasts plenty of scope for further extension, a garage, off-road parking, and a spacious garden, adding to its appeal.

With its desirable location and generous living space, this residence in Allesley Village is not to be missed. Whether you are seeking a family home or a peaceful retreat, this property is sure to impress.

selling quality  
property since 1995













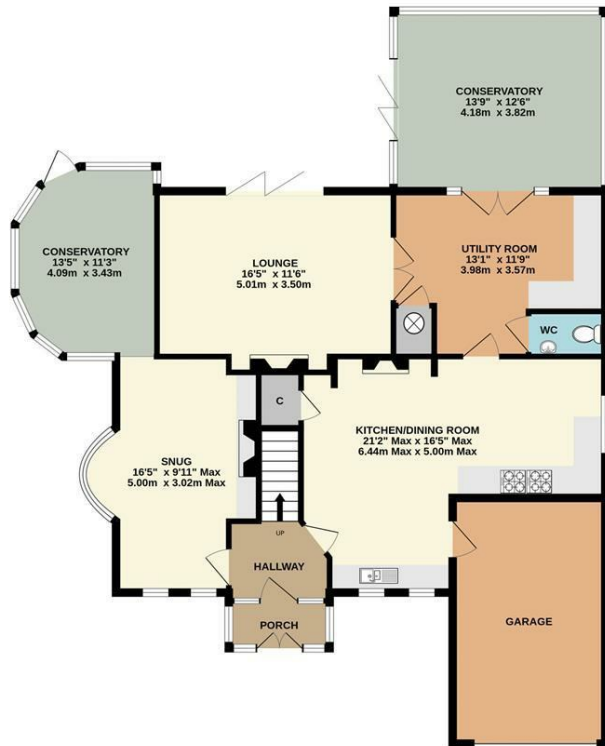


## Dimensions

Ground Floor	Bedroom 2
Hallway	4.04 x 3.57
Kitchen/Dining Room	Bedroom 3
6.44 x 5	4.26 x 3.02
Snug	Bedroom 4
5 x 3.02	4.36 x 2.83
Lounge	W/C
5.01 x 3.50	Bathroom
Conservatory	
4.09 x 3.43	
Utility Room	
3.98 x 3.57	
Conservatory	
4.18 x 3.82	
First Floor	
Bedroom 1	
5.01 x 3.50	
En Suite	



GROUND FLOOR  
1351 sq.ft. (125.5 sq.m.) approx.



1ST FLOOR  
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 2234 sq.ft. (207.5 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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#### 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

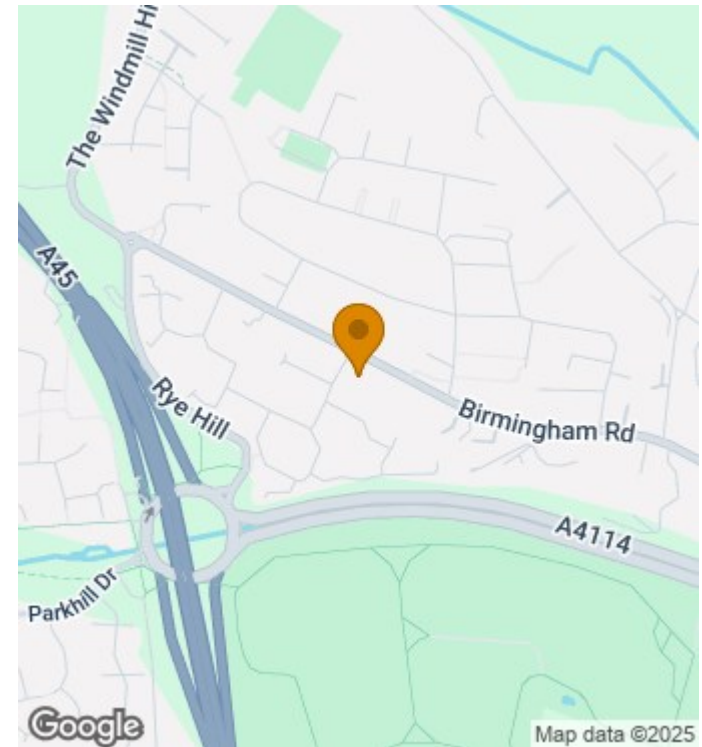
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

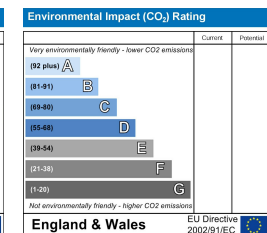
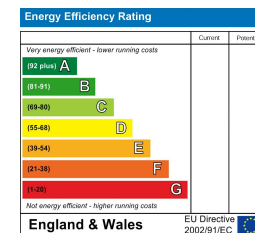
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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