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Barnfield Avenue
Allesley CV5 9FX

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Nestled in the charming area of Allesley, Coventry, this beautifully presented three-bedroom terraced house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious open-plan lounge/dining room, creating an inviting atmosphere for both relaxation and entertaining. The modern kitchen is well-equipped, making it a delight for any home cook.

The property boasts two generously sized double bedrooms, providing ample space for rest and relaxation, alongside a single bedroom that can serve as a guest room or a study. The contemporary bathroom is tastefully designed, ensuring convenience for the whole family.

Step outside to discover a landscaped rear garden, a true gem of this property. This outdoor space is ideal for entertaining guests or enjoying quiet moments in the fresh air. Additionally, the garden features a charming garden room, perfect for hosting gatherings or simply unwinding after a long day.

With its desirable location on Barnfield Avenue, this home is well-connected to local amenities and transport links, making it an excellent choice for families and professionals alike. This terraced house is not just a property; it is a place where memories can be made. Don't miss the opportunity to make this delightful home your own.









Dimensions

Ground Floor

Porch

Hallway

Living Room

4.48 x 3.34

Dining Room

3.42 x 2.73

Kitchen

4.49 x 2.39

First Floor

Bedroom 1

4.80 x 3.37

Bedroom 2

4.09 x 3.18

Bedroom 3

3.31 x 3.11

Bathroom

3.18 x 2.33

Outside Garden Room

4.80 x 2.82





Internal Area 113.61 square metres / 1,223 square feet



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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

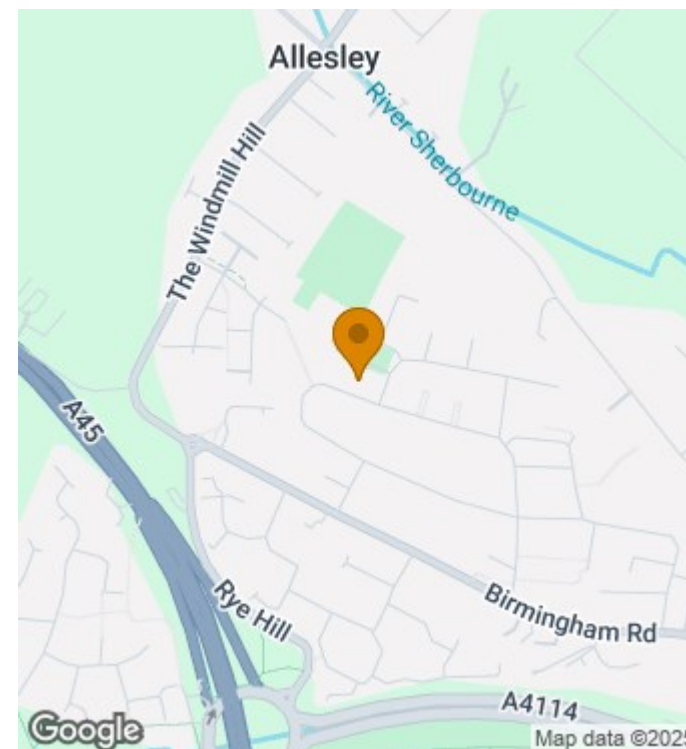
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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