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Hawkes Mill Lane
Allesley CV5 9FP

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Nestled on the charming Hawkes Mill Lane in Allesley, Coventry, this delightful detached cottage presents a unique opportunity for those seeking a blend of character and modern living. Just over a mile from the vibrant Allesley Village, residents will enjoy easy access to a variety of local amenities while being surrounded by the tranquillity of semi-rural life.

Set on a generous plot, the property boasts a long approach leading to a beautifully landscaped front garden, creating an inviting first impression. The spacious interior is adorned with character features, including exposed beams, stone and brick fireplaces, and vaulted ceilings on the first floor, all of which enhance the cottage's charm.

The accommodation comprises two reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen comes complete with appliances, and the adjoining conservatory offers a lovely spot to enjoy the views of the impressive rear garden. The property features three bedrooms, with the master benefiting from an ensuite, alongside a family shower room and a convenient guest cloakroom.

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.50m x 3.91m

Dining Room

5.11m x 3.96m

Kitchen

6.38m x 2.59m

Conservatory

5.89m x 3.71m

Study

2.46m x 2.46m

W/C

FIRST FLOOR

Bedroom One

4.42m x 3.91m

En-Suite

Bedroom Two

5.36m x 2.59m

Bedroom Three

3.25m x 2.69m

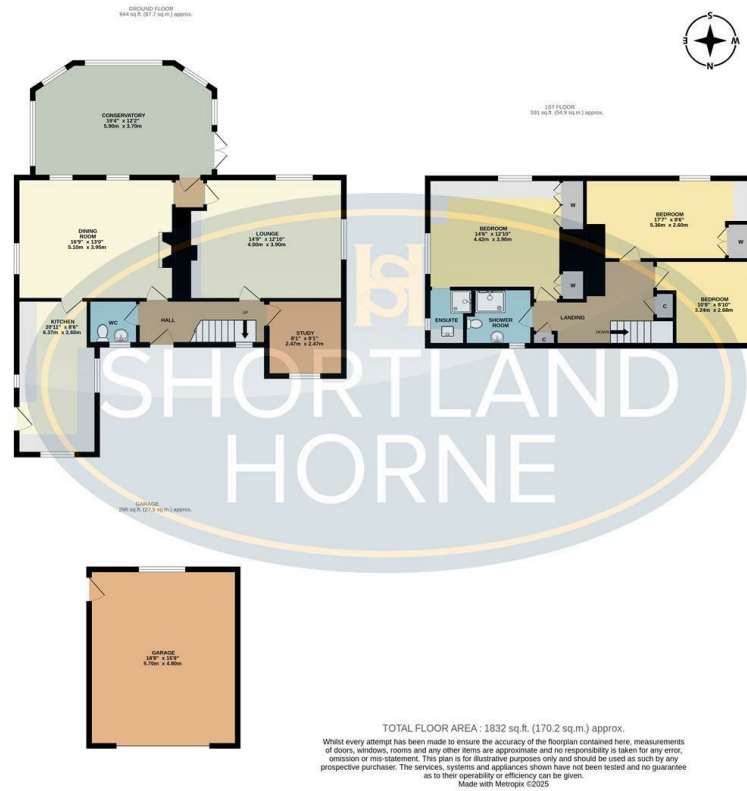
Shower Room

OUTSIDE

Garage

5.69m x 4.80m

Floor Plan



Total area: 1832.00 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

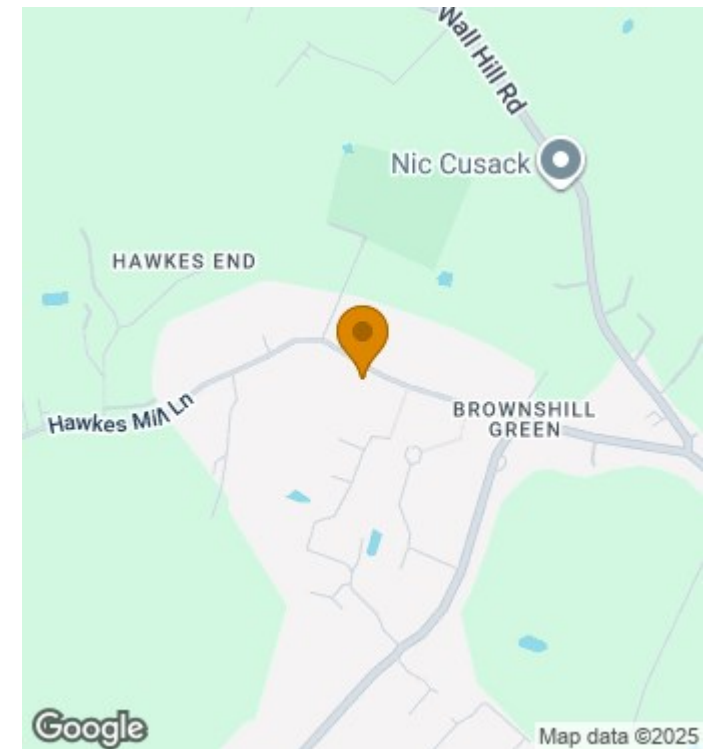
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

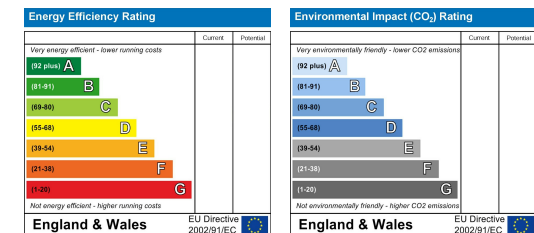
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properly mark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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