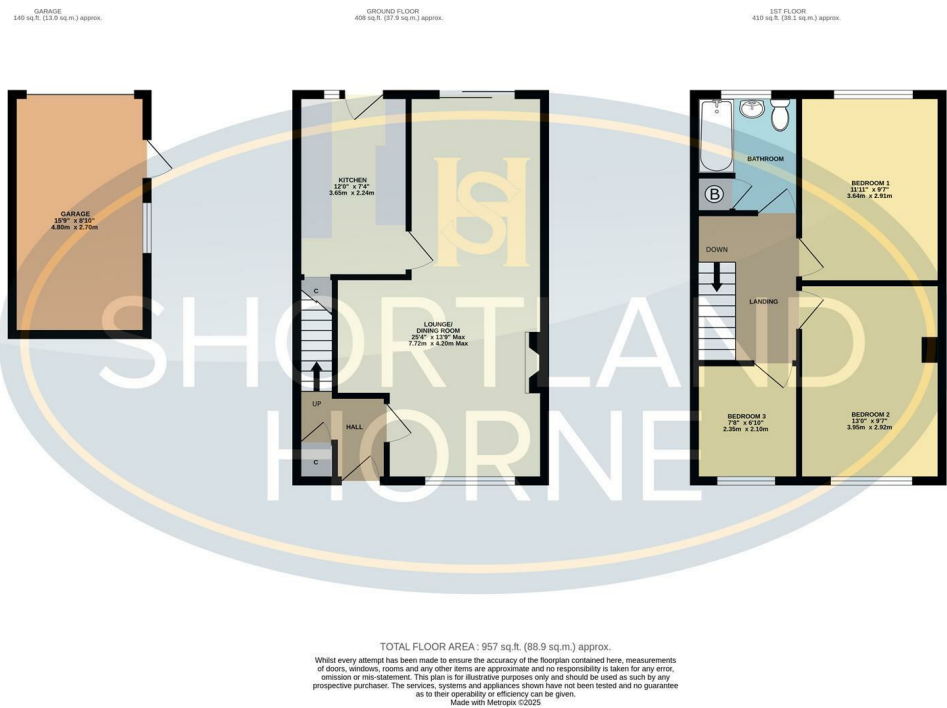
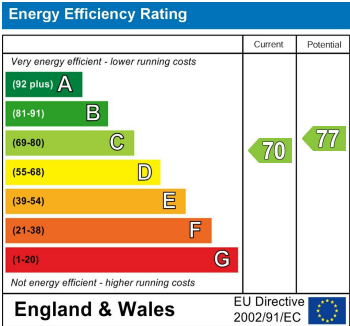


Floor Plan



EPC



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.



Shortland Horne Coventry City Centre
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Other branches:
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call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Bletchley Drive
CV5 9LW



£240,000 Guide Price | Bedrooms 3 Bathrooms 1

This spacious, three bedroom home can be found on a most sought location within close walking distance to Allesley Park. With lovely decor throughout, this really is the perfect home for a young family to enjoy.

The property is also served with an abundance of amenities including schools, shops, access to major road networks to get you around the city and in close proximity to the park and historic walled garden.

As you enter through the porch, the inviting hallway leads to the spacious and bright lounge/dining room with sliding doors to the rear garden. The fitted kitchen comes with wall and base storage units, integrated oven, hob and space for washing machine and fridge/freezer.

Upstairs, you'll find two great size double bedrooms, a very generous single bedroom and a family bathroom.

Outside the property enjoys a lovely rear garden with a patio and lawn area, great for the kids to run around whilst you sit back and relax. There is also a very useful garage.



GROUND FLOOR		OUTSIDE	
Lounge/Dining Room	25'4 x 13'9	Garage	15'9 x 8'10
Kitchen	12'0 x 7'4		
FIRST FLOOR			
Bedroom One	11'11 x 9'7		
Bedroom Two	13'0 x 9'7		
Bedroom Three	7'8 x 6'10		