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Pickford Green Lane
Allesley CV5 9AP

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A superb BRAND NEW five bedroom executive style detached family home, positioned on a very generous plot, which has been uniquely designed to provide spacious family modern living. Pickford View is nestled within a semi rural location and can easily be accessed from the A45 network link.

This fantastic five bedroom detached residence comprises of an entrance hallway with doors leading off to a lovely lounge with Bi-fold doors opening out to the garden, a spacious open plan kitchen/diner with a feature island, high quality work tops with integrated appliances to include, an eye level oven, ceramic hob, a dishwasher and full length fridge, freezer There is a snug area near the the Bi-Fold doors which over look the generous rear garden, a useful utility room and access to the integral garage. The whole of the downstairs is controlled by individually zoned underfloor heating.

On the first floor you will find a luxury family bathroom and five bedrooms, four of the bedrooms are double bedrooms with Bedroom One & Two featuring en-suite facilities with the main principle bedroom having his and hers sinks in the en-suite shower room. Bedroom Five is a generous single which overlooks the front garden/driveway.

Outside to the front of the property is a tarmacadam driveway providing space for several vehicles and to the rear of the property there is a fully enclosed private garden with a great patio with a lawned garden.







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Dimensions

GROUND FLOOR

Canopy Porch

Living Room

5.16m x 3.43m

Kitchen/Breakfast

5.84m x 4.47m

Snug Area

4.27m x 3.58m

Utility

W/C

Garage

5.69m x 3.51m

FIRST FLOOR

Bedroom One

4.29m x 3.58m

En-Suite

Bedroom Two

3.43m x 3.38m

Bedroom Three

3.43m x 2.92m

En-Suite

Bedroom Four

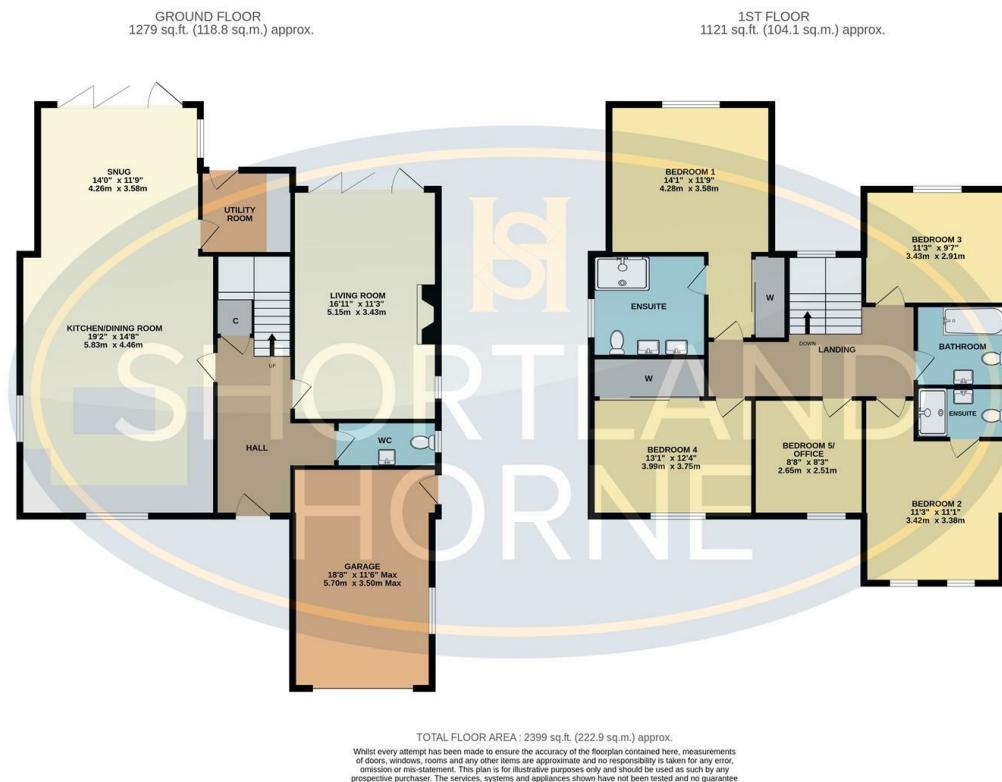
3.99m x 3.76m

Bedroom Five/Office

2.64m x 2.51m

Bathroom

Floor Plan



Total area: 2399.00 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 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

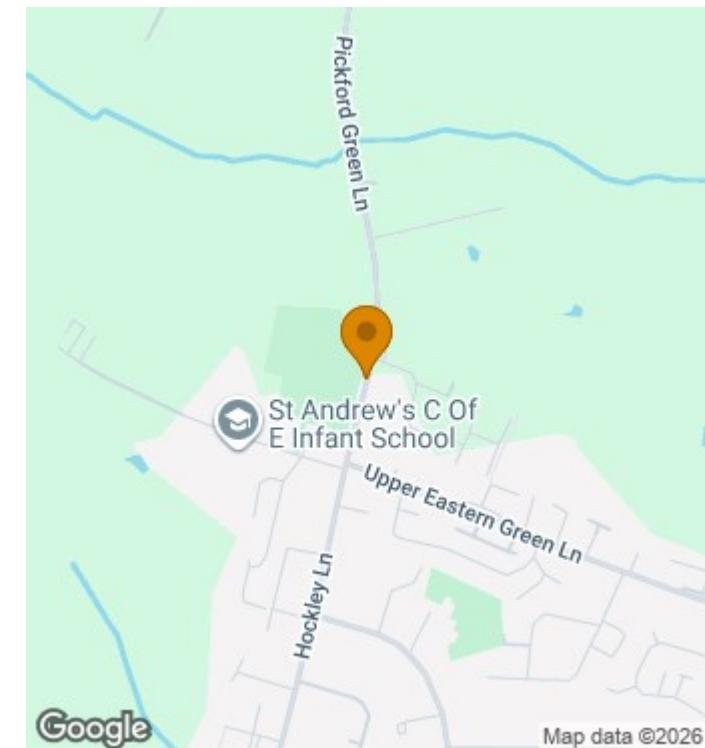
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
91	85		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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