




SHORTLAND
HORNE

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Browns Lane
Allesley CV5 9DT

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****OFFERED WITH NO CHAIN**

A BEAUTIFUL FAMILY HOME POSITIONED ON A VERY GENEROUS PLOT CLOSE TO GOOD LOCAL SCHOOLS AND THE A45 MOTORWAY NETWORK.

This spacious three bedroom semi-detached property has immediate kerb appeal and is conveniently positioned for shops, local bus routes and Birmingham Airport.

The ground floor offers an entrance hallway with access to a useful W/C, a lounge with a bay window looking out to the fore garden, a dining room with doors opening on to a sunroom overlooking the amazing garden and a fully fitted modern kitchen with granite worktops and integrated appliances to include a dishwasher, double ovens, an induction hob and space for a fridge/freezer.

On the first floor you will find a family bathroom and three bedrooms, two of the bedrooms are doubles with one featuring built in wardrobes and there is also a single bedrooms.

Outside to the front of the property is a tarmacadam driveway providing parking for several vehicles and to the the rear you will be greeted by the most delightful and well designed garden with lots of seating areas to catch the sun in the summer months and access to a garage and a purpose built garden room/office that has been fully insulated, with power and heating ideal for homeworking away from the main house.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.63m x 3.25m

Dining Room

3.91m x 3.25m

Sun Room

3.15m x 2.26m

Kitchen

5.46m x 2.13m

W/C

FIRST FLOOR

Bedroom One

3.63m x 3.33m

Bedroom Two

3.94m x 2.74m

Bedroom Three

2.72m x 1.83m

Bathroom

OUTSIDE

Garage

5.56m x 2.74m

Garden Room

3.99m x 2.62m

Floor Plan



TOTAL FLOOR AREA: 1233 sq ft. (114.5 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
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Total area: 1233.00 sq ft

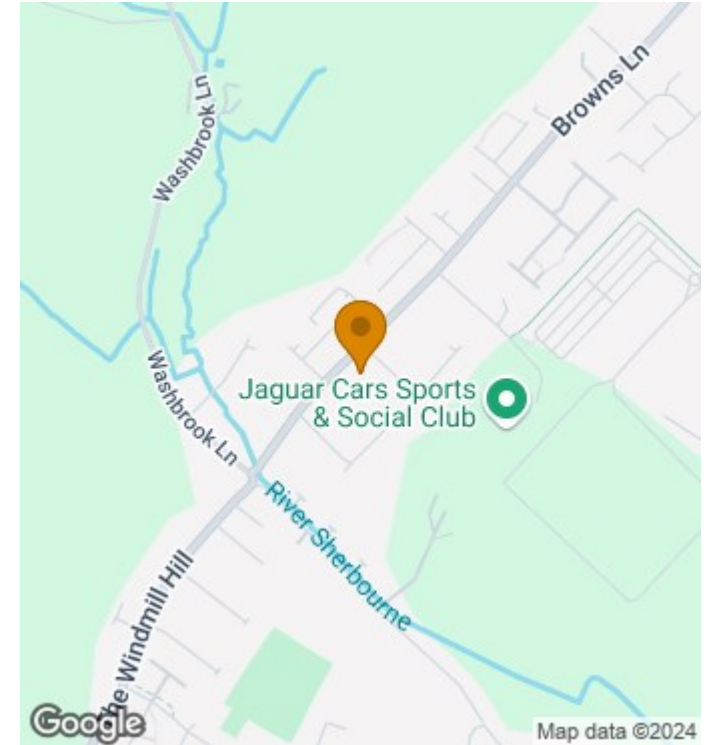
Disclaimer

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 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 | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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