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Winsford Avenue  
Allesley Park CV5 9NH

# Winsford Avenue

## CV5 9NH

\* IMMACULATELY PRESENTED 3 BEDROOM SEMI \* DIRECT ACCESS DOUBLE WIDTH CAR PARKING & REAR ACCESS BRICK GARAGE \* REFITTED KITCHEN & REFURBISHED CONTEMPORARY FAMILY BATHROOM WITH OVAL FEATURE BATH & WALK IN SHOWER CUBICLE \* NO UPWARD CHAIN WITH VIEWING HIGHLY RECOMMENDED

Nestled in the desirable area of Allesley Park, Coventry, this superbly presented three-bedroom semi-detached house offers a wonderful opportunity for families and first-time buyers alike. The property boasts a refitted kitchen, complete with a modern hob, oven & washing machine perfect for those who enjoy cooking and entertaining. The through lounge/ dining room with living flame gas fire has double glazed double doors through to the rear garden with patio terrace having stepped pathway and lawn.

The refurbished family bathroom features a contemporary white suite, including an elegant oval bath, providing a stylish and relaxing space and separate walk in shower cubicle. Each bedroom is generously sized, ensuring ample space for rest and relaxation.

One of the standout features of this home is the direct access to double-width car parking, a rare find in the area, making it convenient for families with multiple vehicles as well as rear car access to brick built garage.

With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this delightful home to fully appreciate this superb family home. Don't miss out on the chance to secure a lovely residence in a sought-after location.

selling quality  
property since 1995









## Dimensions

STORM PORCH

ENTRANCE HALL

ATTRACTIVE  
THROUGH LOUNGE/  
DINING ROOM

7.65 x 3.45

FITTED KITCHEN  
WITH HOB & OVEN

3.60 x 2.28

LANDING

BEDROOM ONE

3.92 x 3.10

BEDROOM TWO

3.60 x 3.10

BEDROOM THREE

3.15 x 2.20

REFURBISHED FAMILY  
BATHROOM

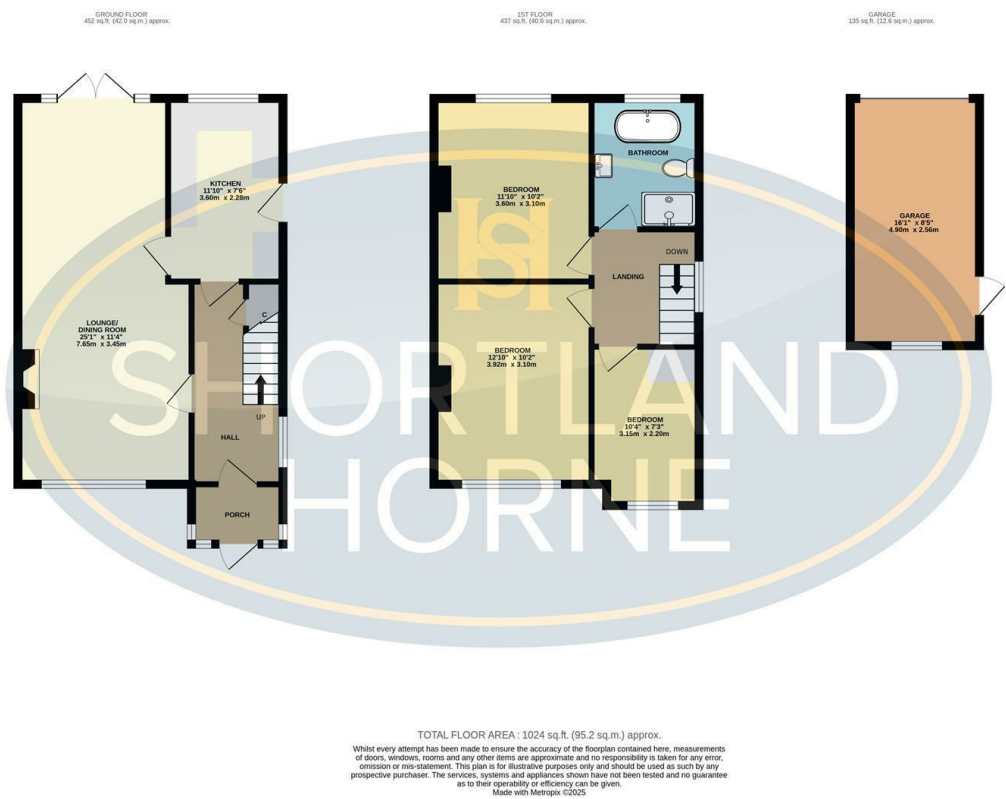
DIRECT ACCESS  
DOUBLE WIDTH  
PARKING BAY

REAR ACCESS TO  
BRICK BUILT GARAGE

4.90 x 2.56

 [shortland-horne.co.uk](http://shortland-horne.co.uk)

Floor Plan



Total area: 1024.00 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

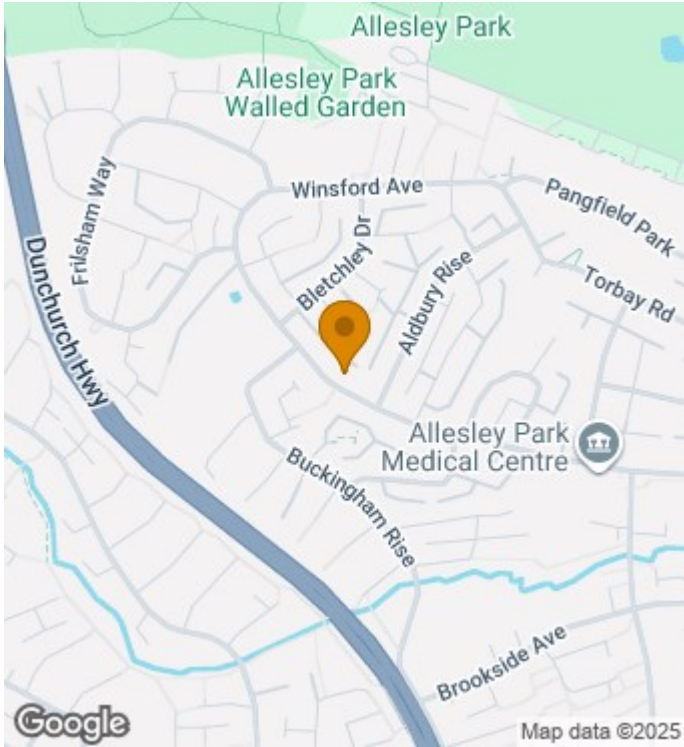
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

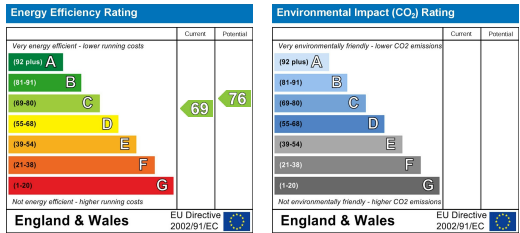
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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