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Butchers Lane
CV5 9GW

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Nestled in the charming village of Allesley, Coventry, this delightful detached house on Butchers Lane offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to the amenities of the city.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining room for hosting dinner parties.

The house boasts two well-appointed bathrooms, ensuring convenience for both residents and visitors alike. Each bedroom is generously sized, allowing for personalisation and comfort, making it easy to create your own sanctuary.

The surrounding area of Allesley Village is known for its picturesque scenery and community spirit, offering a peaceful retreat from the hustle and bustle of urban life. Local shops, schools, and parks are within easy reach, making this location not only desirable but practical for everyday living.

This property presents a wonderful opportunity for those looking to settle in a tranquil yet accessible part of Coventry. With its spacious layout and charming surroundings, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

selling quality
property since 1995









Dimensions

Ground Floor

Hallway

Lounge

6.72 x 3.80

Conservatory

3.30 x 3

Dining Room

4.06 x 3.42

Kitchen

3.30 x 3

Lobby

W/C

First Floor

Bedroom 1

4.06 x 3.54

Bedroom 2

3.43 x 3.20

Bedroom 3

3.20 x 3.20

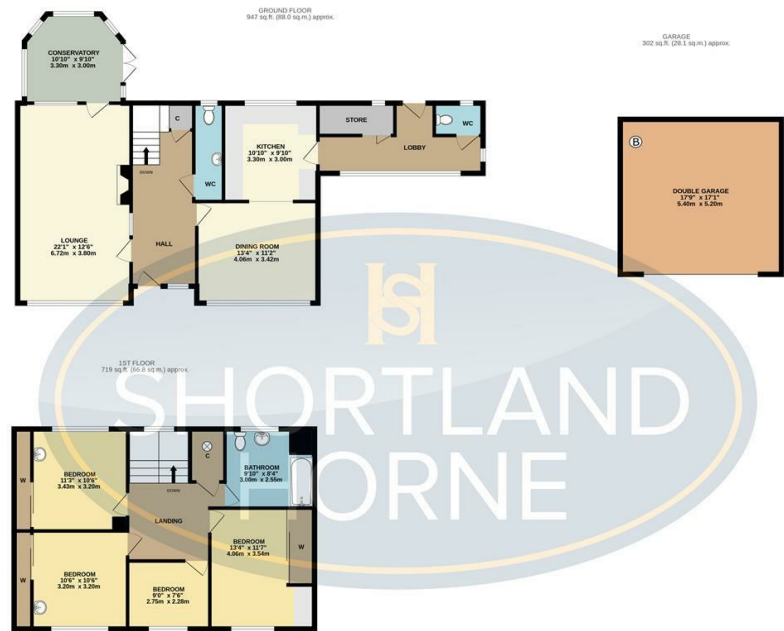
Bedroom 4

2.75 x 2.28

Bathroom

3 x 2.55

Floor Plan



TOTAL FLOOR AREA: 1969 sq.ft. (182.9 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

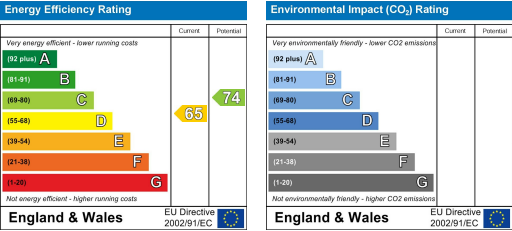
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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