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Worsfold Close
Allesley CV5 9FT

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An exceptionally spacious and extensively extended five-bedroom semi-detached family home, occupying a lovely plot within the highly regarded Allesley area of Coventry. Offering approximately 2,107 sq ft of accommodation, the property has been significantly enlarged to create an incredibly versatile home, with five bedrooms to the first floor and the added benefit of a ground-floor family room which could comfortably serve as a sixth bedroom, home office or playroom.

The sheer amount of living space is immediately apparent on entering the property. The ground floor provides a superb selection of reception and family areas, making this an excellent home for a larger or growing family. To the front is a particularly generous living room with a feature bay window, while a further separate living room provides additional reception space and gives the house the flexibility that modern family life demands.

At the heart of the home is the extensively extended kitchen arrangement, providing an excellent amount of workspace and room for family dining and entertaining, with doors opening directly onto the garden. A separate laundry room is another practical addition, keeping the everyday workings of the home away from the main kitchen and

The first floor is equally impressive, offering five separate bedrooms, making this a genuinely substantial family home rather than simply a property with additional reception space converted into bedrooms. The principal bedroom accommodation benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. There is also a useful additional area currently shown as a gym, again demonstrating the flexibility and scale of the accommodation.

Externally, the property occupies a lovely established plot, providing valuable outside space to complement the extensive accommodation. A particularly impressive addition is the detached garage, offering excellent storage, workshop or secure parking space.

What really distinguishes Worsfold Close is the combination of its sought-after Allesley setting, substantial footprint and exceptionally flexible layout. With approximately 2,107 sq ft of accommodation, five first-floor bedrooms, multiple reception rooms, an extended kitchen, separate laundry, en-suite facilities and the potential for a sixth bedroom on the ground floor, this is a rare opportunity for buyers looking for a genuinely large family home with space that can adapt as their needs change. Early viewing is strongly recommended to fully appreciate the scale of accommodation and plot on offer.

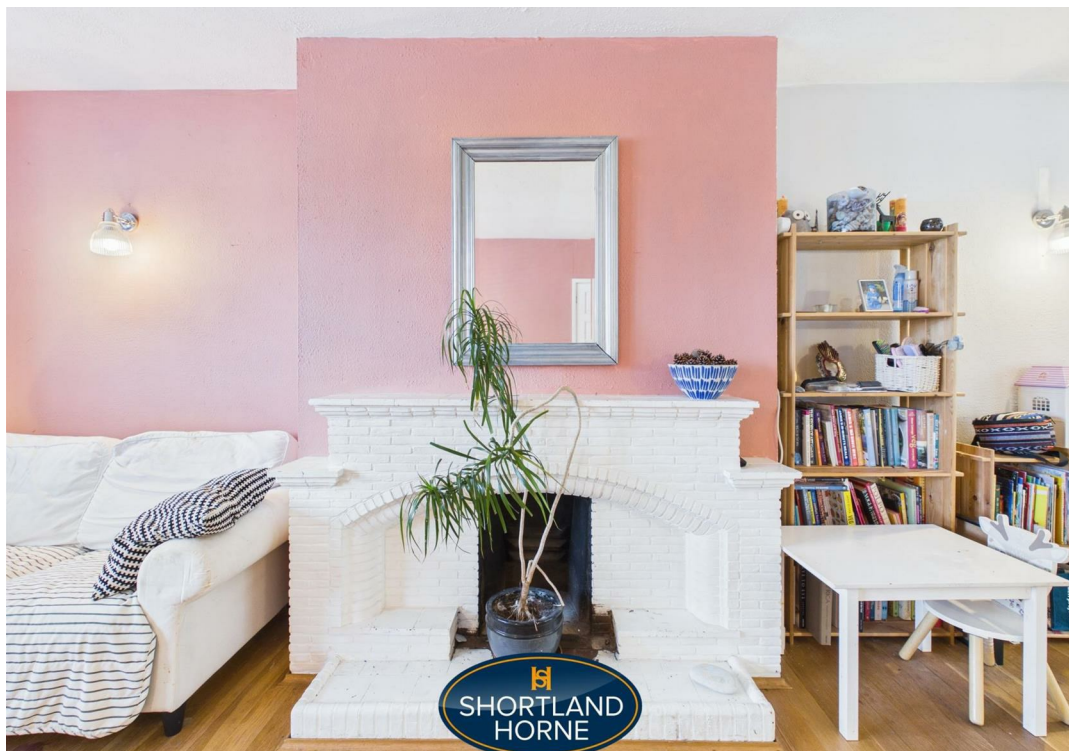
Worsfold Close is pleasantly positioned within the highly regarded Allesley area of Coventry, a popular residential location particularly well suited to families due to its combination of established surroundings, local amenities, schooling and excellent transport connections.

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selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway

2.01m x 3.89m

Living Room

4.01m x 6.99m

Kitchen

4.32m x 5.54m

Kitchen Area

3.40m x 2.72m

Laundry Room

2.01m x 3.89m

Living Room

4.88m x 2.92m

Family/Bedroom

3.56m x 2.69m

FIRST FLOOR

Bedroom

3.53m x 3.45m

Bedroom

3.56m x 3.43m

Bathroom

2.51m x 1.65m

Bedroom

2.57m x 2.34m

Gym Area

2.01m x 3.25m

Bedroom

4.95m x 2.21m

Bedroom

3.66m x 2.29m

En-Suite

1.14m x 2.67m

Floor Plan



Total area: 2107.00 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.

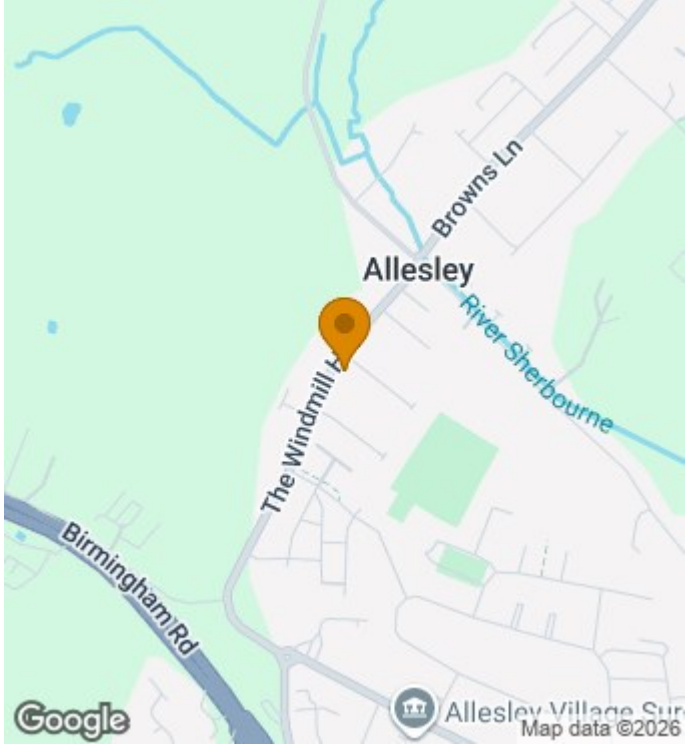
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

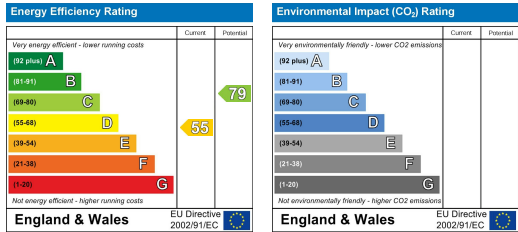
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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