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Marlston Walk
Allesley Park CV5 9LG

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* 3 BEDROOM SEMI WITH NO UPWARD CHAIN * PLEASANT CUL DE SAC SETTING * THROUGH LOUNGE TO BRICK BUILT DOUBLE GLAZED CONSERVATORY * FULLY TILED BATHROOM WITH SHOWER * DIRECT ACCESS LONG DRIVEWAY TO CONCRETE GARAGE * VIEWING RECOMMENDED

Nestled in a tranquil cul-de-sac setting on Marlston Walk, just off Frilsham Way, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception through lounge perfect for entertaining guests or enjoying quiet evenings with loved ones through to the brick built double glazed conservatory.

The three well-proportioned bedrooms provide ample space for relaxation and personalisation, the principal bedroom having part mirrored wardrobes making it an ideal home for those seeking comfort and convenience and the refurbished bathroom is fully tiled with shower .

One of the standout features of this property is the long driveway, which offers direct access to a concrete sectional garage, providing ample secure parking and additional

selling quality
property since 1995




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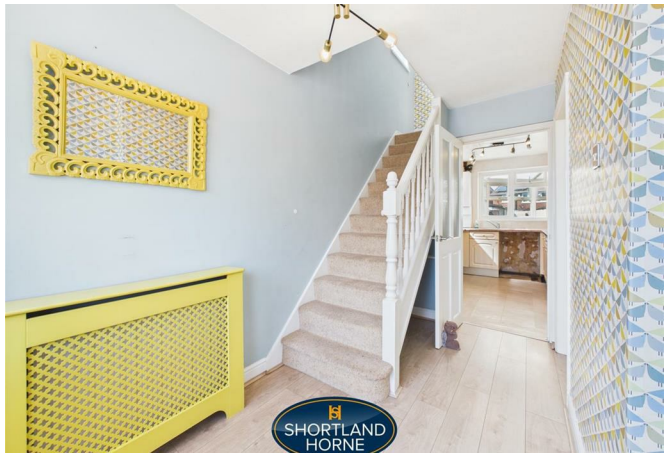

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Dimensions

ENTRANCE HALL

THROUGH LOUNGE
3.61m x 7.37m

BRICK BUILT DOUBLE GLAZED CONSERVATORY
4.52m x 2.69m

KITCHEN WITH SLOT IN COOKER
2.41m x 3.10m

LANDING

BEDROOM ONE WITH PART MIRRORED WARDROBES
2.82m x 4.47m

BEDROOM TWO
3.38m x 2.90m

BEDROOM THREE
2.06m x 2.74m

FULLY TILED BATHROOM WITH SHOWER
2.03m x 1.68m

DIRECT ACEESS LONG DRIVEWAY TO CONCRETE GARAGE

AMPLE FRONT CAR PARKING

ENCLOSED FULLY FENCED REAR GARDEN

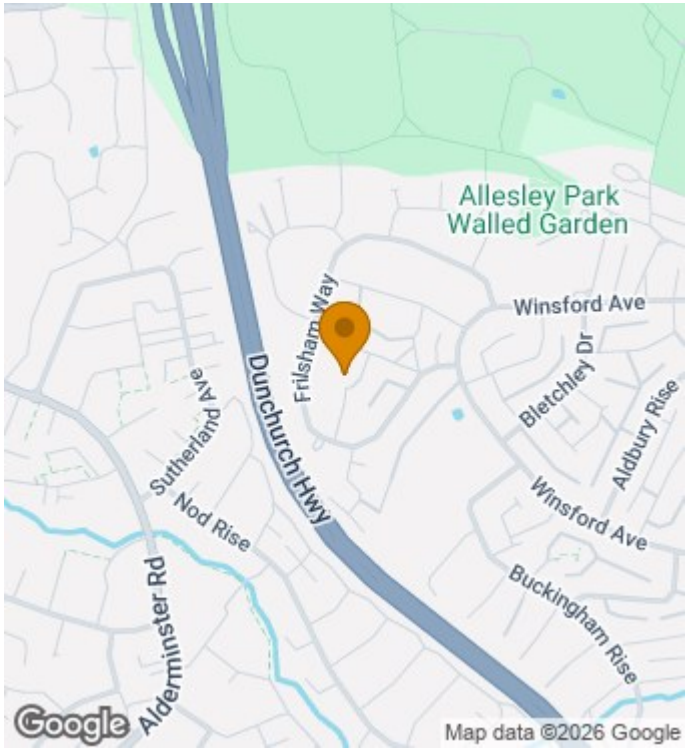
NO UPWARD CHAIN

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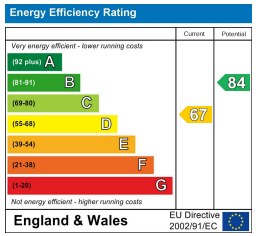
Floor Plan

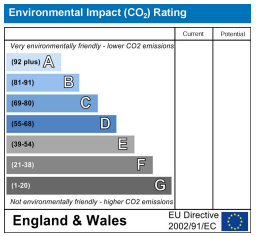


Location Map



EPC





Total area: 911.00 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 ccordance 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.

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02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

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