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Bexfield Close
Allesley Village CV5 9BG

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This impressive three-bedroom link-detached family home occupies a particularly generous plot in the highly regarded setting of Allesley Village, offering spacious accommodation, excellent off-road parking and considerable potential for a purchaser to modernise and create a home to their own taste.

Set well back from the road, the property benefits from a substantial frontage and generous driveway, providing ample off-road parking for several vehicles. The size of the plot is a particular feature and, together with the existing accommodation, makes this an exciting opportunity for families and buyers looking for a home they can enhance over time.

Internally, the ground floor begins with a welcoming entrance hallway with useful built-in cloak/storage space, leading to the kitchen and main living accommodation. The living room is an excellent size and flows naturally through to a dedicated dining area at the rear, where French doors open onto the garden and allow plenty of natural light into the room.

The kitchen provides a good foundation for a purchaser to update and redesign to

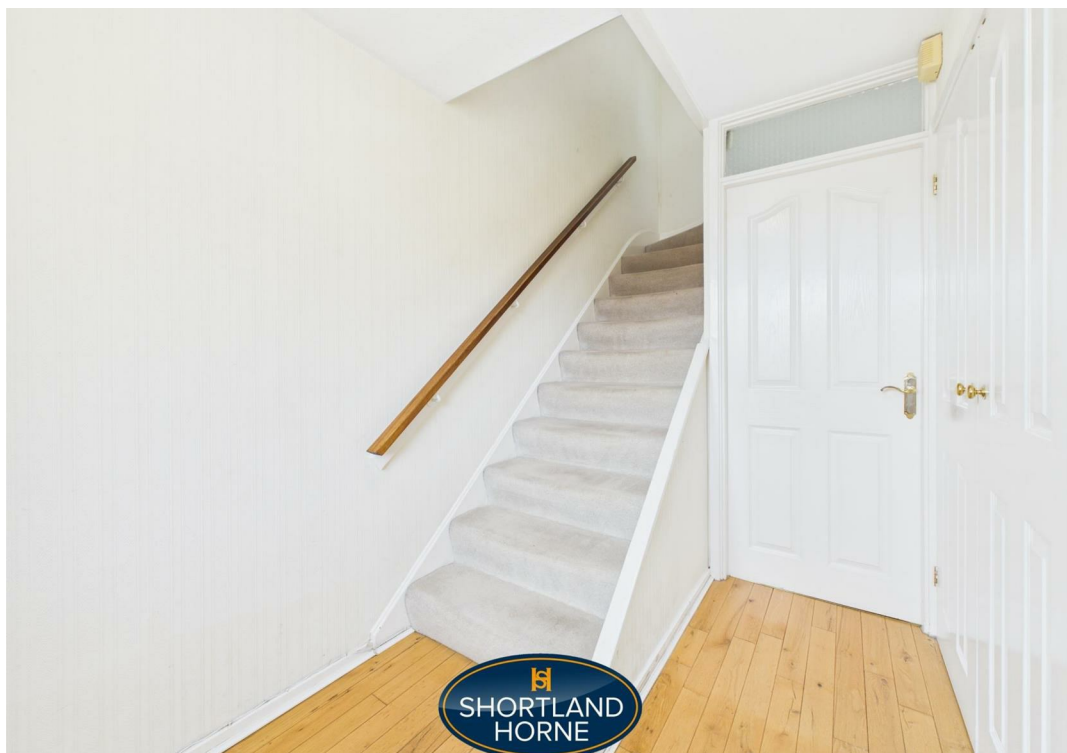
Outside is where this home really comes into its own. Sitting on a fantastic plot, the property enjoys generous outside space with an excellent rear garden, offering plenty of room for children, entertaining and outdoor living. Together with the extensive driveway to the front, the property provides the space and practicality that can be increasingly difficult to find.

While the home would benefit from updating and modernisation in areas, this should be viewed as a genuine opportunity to create something special. With its detached position, three-bedroom accommodation, generous living space, fantastic plot and parking for several cars, this is a property with enormous potential and one that really needs to be viewed to appreciate the opportunity on offer.

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Dimensions

GROUND FLOOR

Entrance Hallway
0.84m x 2.54m

Living Room
4.80m x 4.65m

Dining Area
1.70m x 2.41m

Kitchen
2.72m x 2.62m

FIRST FLOOR

Bedroom One
2.87m x 3.96m

Bedroom Two
2.90m x 3.35m

Bedroom Three
1.83m x 2.87m

Bathroom
1.80m x 1.65m

Floor Plan



Total area: 930.00 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

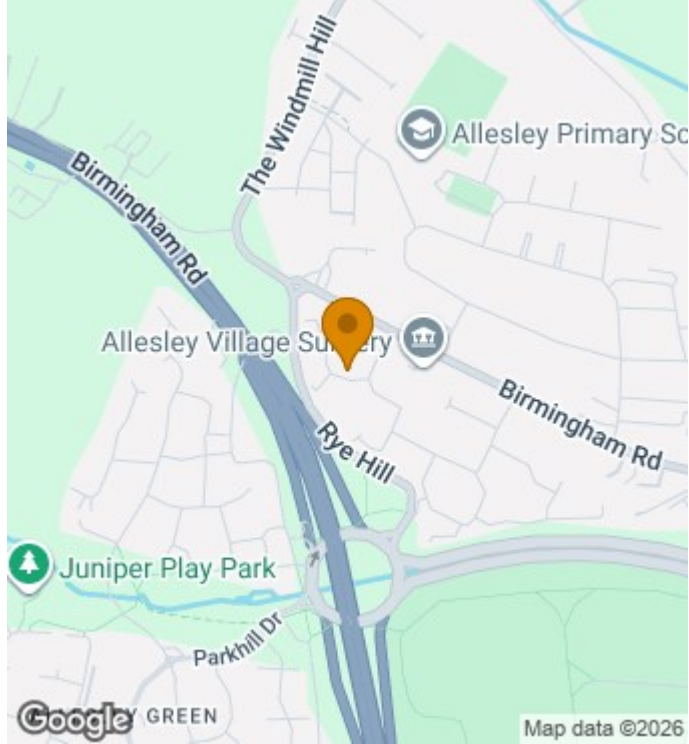
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

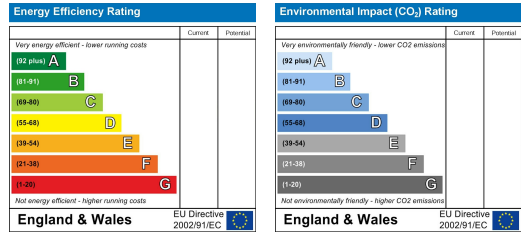
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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