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Pickford Green Lane
Allesley CV5 9AP

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Plot 4 -Nestled in the charming area of Allesley, Coventry, this exquisite semi-detached new build property on Pickford Green Lane offers a perfect blend of modern luxury and comfort. Ainsley Grange is a unique gated development comprising just eight homes, ensuring a sense of exclusivity and community.

Spanning an impressive 1,302 square feet, this house features a spacious reception room that welcomes you into a beautifully designed interior. The heart of the home is undoubtedly the stunning designer kitchen, equipped with high-quality Neff appliances, making it a delight for any culinary enthusiast. The property boasts underfloor heating throughout, providing a warm and inviting atmosphere, while the elegant Dordogne oak doors add a touch of sophistication.

With three generously sized double bedrooms, this home is ideal for families or those seeking extra space. The master bedroom benefits from a luxurious ensuite, ensuring privacy and convenience, while fitted wardrobes in all rooms offer ample storage solutions.

Outside, the property features a great-sized garden, perfect for outdoor entertaining or simply enjoying the fresh air. A private driveway and garage provide secure parking and additional storage options.

This exceptional home, crafted by the prestigious developers Damson Homes, is a rare find in a desirable location. With its modern amenities and thoughtful design, it presents an outstanding opportunity for those looking to settle in a tranquil yet accessible part of Coventry. Don't miss the chance to make this stunning property your new home.

Please note there is an annual service charge of £550 per annum to cover the electric gates, servicing and communal landscaping.









Dimensions

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room

5.06 x 4.737

Lounge

3.66 x 5.06

Downstairs Cloakroom

2.66 x 3.65

FIRST FLOOR

Landing

Master Bedroom

3.66 x 3.89

Ensuite

Bedroom Two

3.172 x 3.98

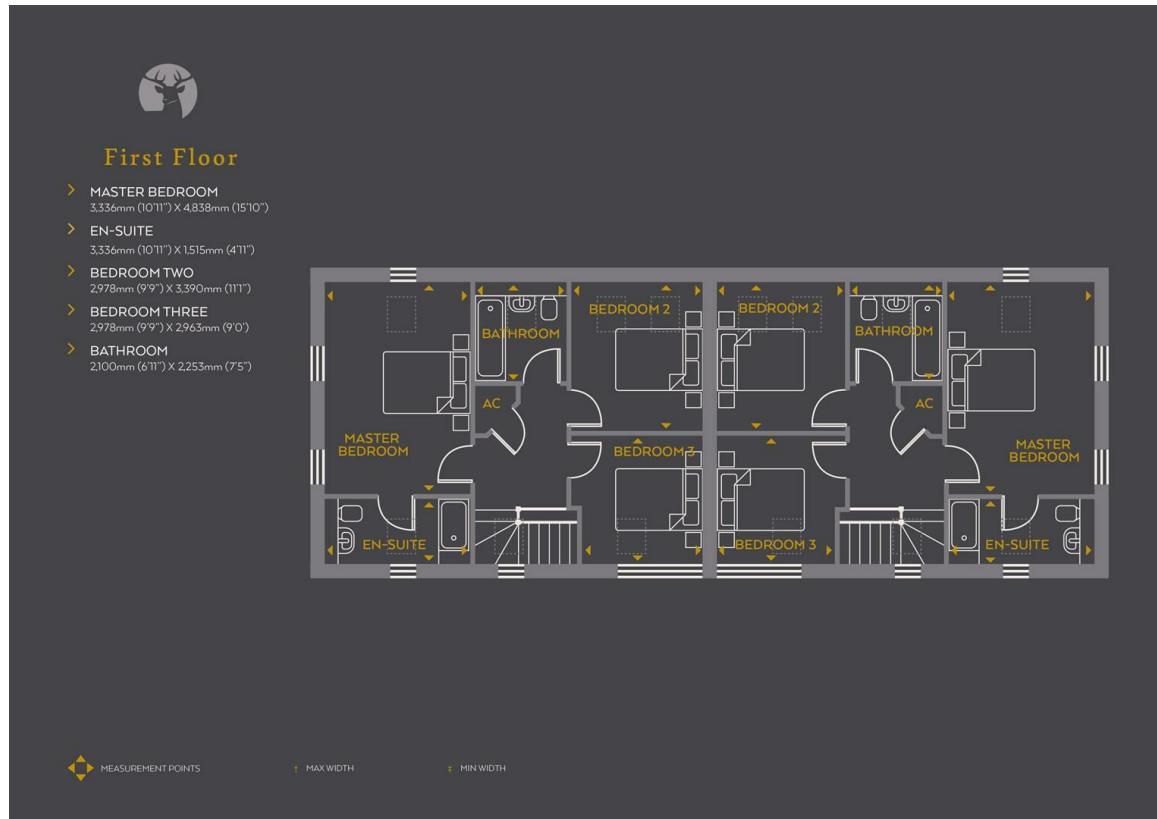
Bedroom Three

3.617 x 3.65

Family Bathroom

3.44 x 3.987

Floor Plan



Total area: 1302.00 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

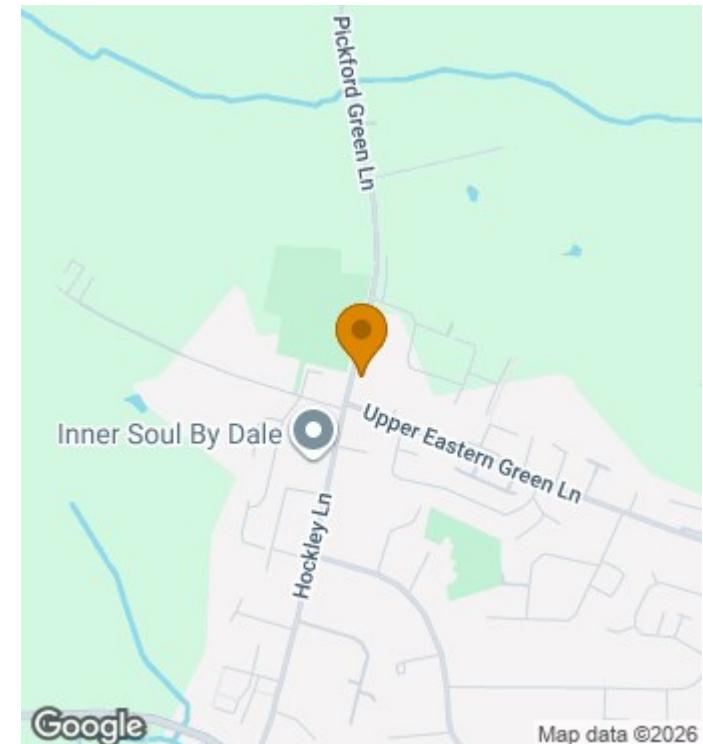
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Energy Efficiency Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	92	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne