SHORTLAND HORNE

OPEN HOUSE



SHORTLAND HORNE

Trusted Property Experts

5TH DECEMBER

09:30AM – 11:00AM

Browns Lane
Allesley CV5 9ED

Browns Lane
CV5 9ED

** OPEN HOUSE 5TH DECEMBER 9:30AM - 11AM. CALL AND BOOK YOUR APPOINTMENT TODAY **An Impressive Four-Bedroom Detached Dormer Bungalow Occupying a Fantastic Plot in a Highly Desirable Location

Shortland Horne are delighted to present this spacious and versatile four-bedroom detached dormer bungalow, occupying a fantastic plot along the highly regarded Browns Lane in Allesley.

Offering generous accommodation arranged over two floors, this attractive home presents an excellent opportunity for families, downsizers or buyers seeking flexible living space in one of Coventry's most established residential locations.

The ground floor accommodation comprises a welcoming entrance hallway, a superb open-plan kitchen/diner and lounge area, creating a wonderful space for everyday family living and entertaining. The kitchen/diner offers generous proportions, while the adjoining lounge provides an excellent setting for relaxing.

Also situated on the ground floor are two well-proportioned bedrooms, including a particularly spacious principal bedroom featuring an attractive bay window, together with a convenient shower room.

To the first floor are two further generous bedrooms and a family bathroom, providing excellent flexibility for growing families, visiting guests or those requiring dedicated home-working space.

One of the property's standout features is its fantastic plot, offering exciting potential for buyers looking to create their ideal home, subject to any necessary planning permissions.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge Area
7.54m x 3.33m

Kitchen/Diner
6.50m x 3.61m

Bedroom One
4.55m x 3.78m

Bedroom Four
3.12m x 2.62m

Shower Room
2.74m x 1.17m

FIRST FLOOR

Bedroom Two
4.52m x 3.63m

Bedroom Three
2.74m x 3.61m

Bathroom
1.93m x 2.64m

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Floor Plan



SHORTLAND HORNE®

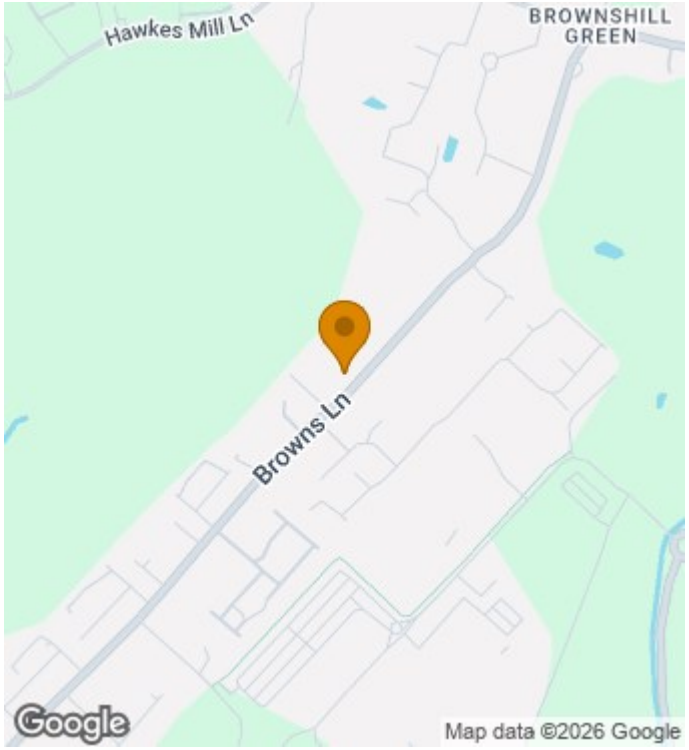
Browns Lane

4 bedroom, 1 bathroom, 1 shower room

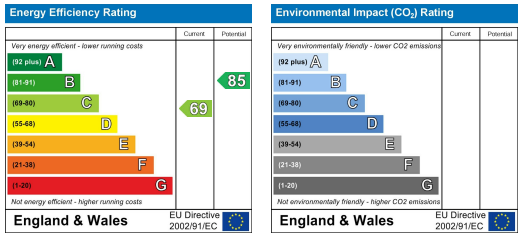
N E W S

Disclaimer: This floor plan is intended for marketing and illustrative purposes only. Whilst every effort has been made to ensure accuracy, all measurements, dimensions, areas, room layouts, fixtures, fittings, doors, windows, and other details are approximate and may not accurately represent the current property. This plan is not to scale and should not be relied upon as part of any contract or warranty. Prospective purchasers are advised to carry out their own inspections and measurements to satisfy themselves as to the accuracy of all information provided.

Location Map



EPC



Total area: 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.

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.

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