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Mackenzie Close  
CV5 9NY

# Mackenzie Close

## CV5 9NY

Nestled in the heart of the coveted Allesley area, this semi-detached family home on Mackenzie Close is a true gem waiting to be discovered. Boasting 2 reception rooms and 3 bedrooms, this property offers ample space for comfortable family living.

As you step into this charming abode, you are greeted by a meticulously maintained interior that exudes warmth and style. The tasteful décor throughout the house creates a welcoming atmosphere, perfect for creating lasting memories with your loved ones.

The property features a well-appointed living room, a dining room ideal for entertaining guests, and a breakfast kitchen where you can whip up delicious meals. With the convenience of two bathrooms, including a downstairs shower room, busy mornings will no longer be a hassle.

Upstairs, three generously sized bedrooms await, providing peaceful retreats for the whole family. The family bathroom offers a relaxing space to unwind after a long day.

Outside, the property continues to impress with a private rear garden that is a true oasis. The patio area is perfect for al fresco dining, while the lush lawn provides a serene backdrop for outdoor activities.

Located in Allesley Village, this home offers the best of both worlds - a tranquil semi-rural setting with easy access to a host of amenities. With top-rated schools, shops, and excellent transport links to major motorways and Birmingham Airport, convenience is at your doorstep.

Don't miss the opportunity to make this house your home. Schedule a viewing today to fully appreciate the comfort, style, and endless possibilities that this property has to offer.



selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Porch

Hallway

Lounge

5.94m x 4.09m

Dining Room

4.09m x 2.90m

Kitchen

4.34m x 3.30m

Shower

### FIRST FLOOR

Bedroom One

4.09m x 3.12m

Bedroom Two

4.09m x 2.92m

Bedroom Three

2.24m x 2.01m

Bathroom



# Floor Plan



Total area: 1153.00 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 Home.

**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 Home 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

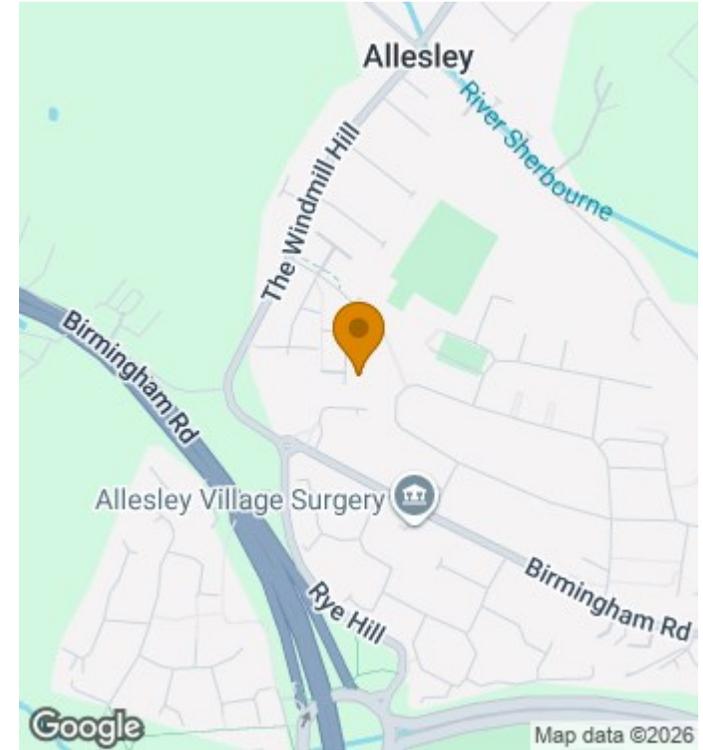
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

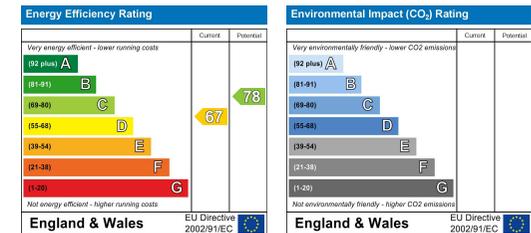
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Home'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 Home 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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