




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE



Saunton Close
Allesley CV5 9EB

Saunton Close

CV5 9EB

Located within the popular residential area of Allesley, this deceptively spacious and versatile home offers an excellent opportunity for families, professionals or those looking to downsize without compromising on space. Positioned on the quiet and well-regarded Saunton Close, the property benefits from a peaceful setting whilst remaining conveniently close to local amenities, excellent schools and transport links.

The accommodation is thoughtfully arranged and includes a generous lounge measuring over 27ft in length, providing an ideal space for both relaxing and entertaining. The fitted dining kitchen enjoys an abundance of natural light and offers ample space for family dining with direct access to the rear garden.

The property features two well-proportioned bedrooms, including a substantial first-floor bedroom suite complete with ensuite facilities and useful loft storage areas, creating a flexible layout suitable for a variety of living arrangements. A modern ground-floor shower room further enhances practicality and convenience.

Externally, the home benefits from a detached garage and driveway parking, together with private outdoor space ideal for enjoying the quieter surroundings of this

Location

Saunton Close is situated in the highly sought-after Allesley area of Coventry, a popular residential location particularly favoured by families thanks to its excellent schools, green spaces and convenient transport links. The area offers a peaceful suburban feel whilst remaining within easy reach of Coventry City Centre, Birmingham and the motorway network.

Families are well catered for with a strong selection of well-regarded schools nearby including Allesley Primary School, Allesley Hall Primary School and St Christopher Primary School, all of which are popular choices within the local community. Independent and secondary education options are also easily accessible including Bablake School, Finham Park School, Coventry and Cardinal Newman Catholic School Coventry.

The property is also close to the beautiful Allesley Park, which offers open green spaces, walking routes, play areas and family-friendly recreational facilities, making it ideal for outdoor activities and dog walking.

Excellent transport connections are another key advantage of the location, with regular bus services providing easy access to Coventry City Centre, Birmingham Airport, the NEC and surrounding areas. Tile Hill and Canley train stations are also within a short drive, offering direct rail services to Birmingham and London.

Custom text box



selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

8.33m x 3.78m

Kitchen/Diner

7.39m x 2.39m

Bedroom

3.58m x 3.51m

Bedroom

3.25m x 2.64m

Shower Room

FIRST FLOOR

Bedroom

6.32m x 2.64m

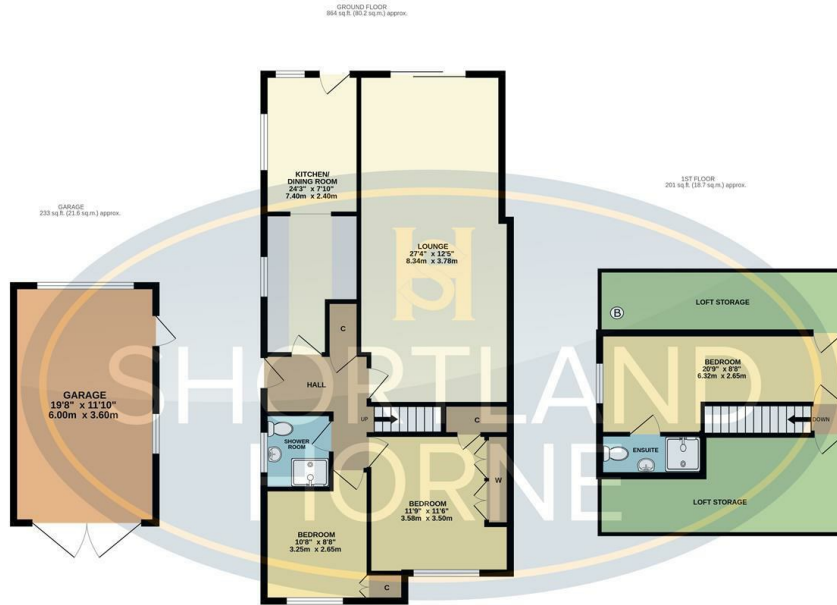
En-Suite

OUTSIDE

Garage



Floor Plan



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix 2020x

Total area: 1297.00 sq ft

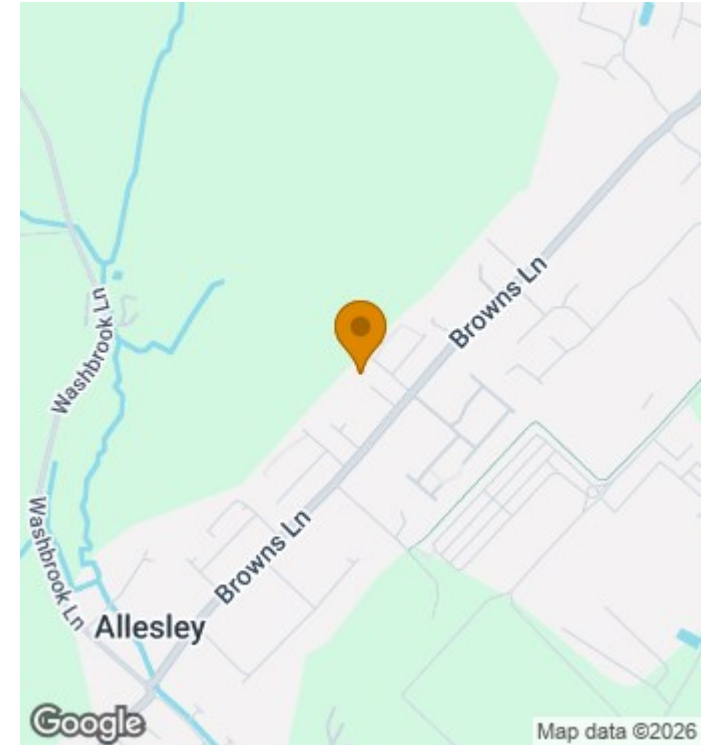
Disclaimer

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

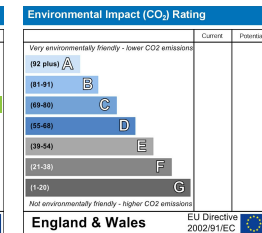
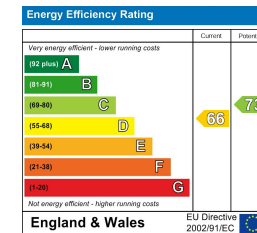
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



Trusted Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne