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The Jordans
Allesley Park CV5 9JS

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* REALISTICALLY PRICED 3 BEDROOM TERRACE * GAS CH & REPLACEMENT UPVC WINDOWS * EXTENDED KITCHEN * FRONT & REAR GARDNS * NO UPWARD CHAIN

Nestled in the charming area of Allesley Park, just off Winsford Avenue, this post war three-bedroom terrace house offers a wonderful opportunity for both first-time buyers and families alike. Priced realistically and available with no upward chain, this property is ready for you to make it your own.

Upon entering, you will find a spacious and inviting through lounge that flows seamlessly into an extended kitchen, perfect for those who enjoy cooking and entertaining. The kitchen is designed to be both functional and stylish, offering to refurbish and providing ample space for meal preparation and family gatherings.

The property boasts three well-proportioned bedrooms, each equipped with built-in wardrobe cupboards, ensuring that storage is never an issue. This thoughtful feature allows for a tidy and organised living space, making it easy to keep your home clutter-free.

The front of the house presents a welcoming façade, enhancing the overall appeal of the property in this particularly desirable area, offering a peaceful residential environment while still being conveniently close to local amenities, schools, and transport links.

This home is a fantastic opportunity for those seeking a comfortable and practical living space in a sought-after area. With its attractive features and no upward chain, it is sure to attract considerable interest. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.

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Dimensions

ENTRANCE HALL

THROUGH LOUNGE/
DINING ROOM

7.40 x 3.65

EXTENDED
KITCHEN

5.86 x 3.10

LANDING

BEDROOM ONE

3.83 x 3.60

BEDROOM TWO

3.80 x 3.65

BEDROOM THREE

2.56 x 2.05

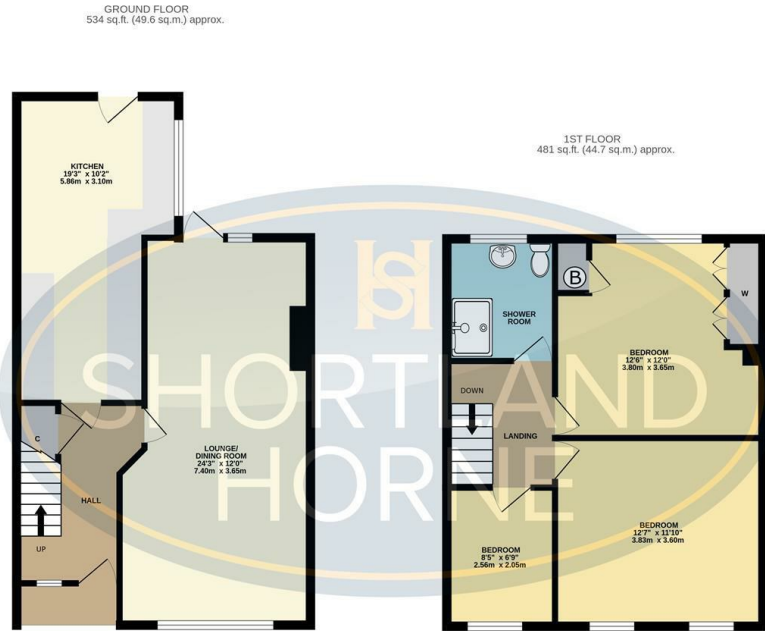
SHOWER ROOM

FRONT & ENCLOSED
REAR GARDEN

NO UPWARD CHAIN



Floor Plan



TOTAL FLOOR AREA - 1015 sq.ft. (94.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as to their operability or efficiency can be given.
 Made with Metropac i2025.

Total area: 1015.00 sq ft

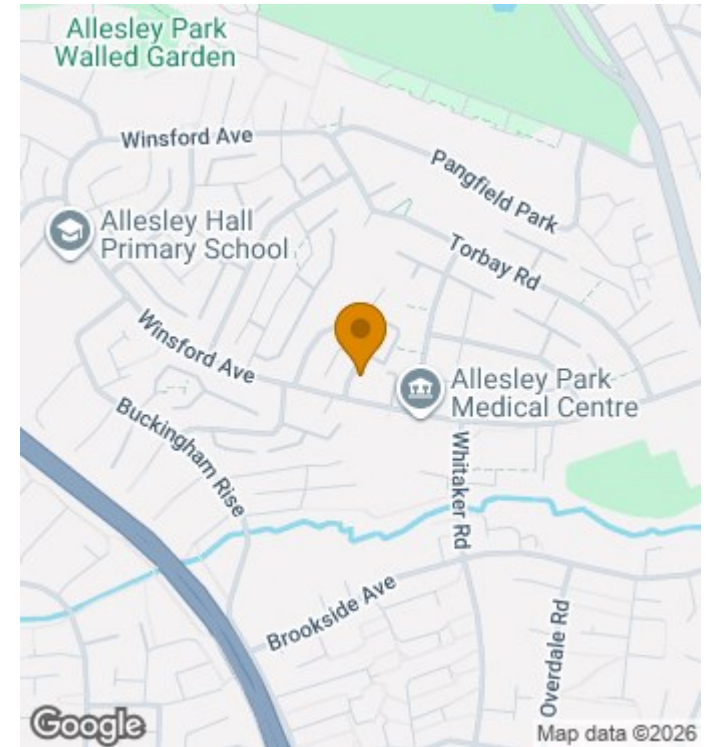
Disclaimer

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

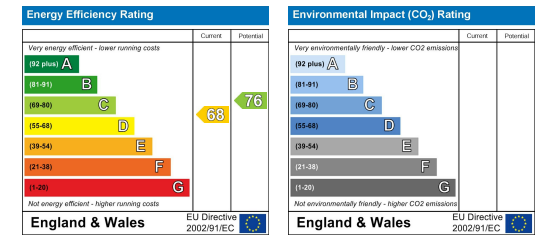
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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