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**Rectory Close
Allesley CV5 9AE**

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Shortland Horne are delighted to present this exceptional four bedroom detached family home, peacefully positioned in a secluded setting on the highly desirable Rectory Close, Allesley Village.

Occupying a generous corner plot within this exclusive cul-de-sac, the property has been comprehensively renovated throughout by the current owners within the last eight years, creating a beautifully appointed home finished to an outstanding standard.

The ground floor offers spacious and versatile accommodation, comprising a welcoming entrance hallway, a substantial 22ft living room with feature fireplace and French doors opening onto the rear garden, and a stunning open-plan kitchen / living area, forming the true heart of the home. The contemporary kitchen is fitted with an extensive range of wall and base units, a central island with breakfast bar seating, integrated appliances and ample dining space, making it ideal for both everyday family life and entertaining.

Further ground floor accommodation includes a practical utility room and a modern bathroom fitted with bath and WC, as well as a separate WC, providing excellent flexibility for families or visiting guests.

To the first floor are four well-proportioned bedrooms, all presented in excellent decorative order, together with a stylish modern shower room, fitted with a contemporary suite and quality tiling.

Externally, the property enjoys a mature and private rear garden surrounded by established trees and greenery, ideal for outdoor dining and family use. To the front, a substantial driveway provides ample off-road parking and access to the garage.

Situated in the heart of Allesley Village, the home benefits from a semi-rural feel while remaining conveniently located for Coventry City Centre, excellent schooling, motorway links and local amenities.

An internal inspection is highly recommended to fully appreciate the space, setting and quality this impressive home has to offer.







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Dimensions

Entrance Hall

1.98m x 2.13m

2.21m x 4.17m

Living Room

6.81m x 5.23m

Kitchen/Living Area

Utility Room

2.41m x 2.29m

Downstairs Bathroom

2.36m x 2.44m

WC

2.01m x 0.89m

Garage

4.85m x 4.39m

FIRST FLOOR

Bedroom One

3.66m x 4.04m

Bedroom Two

3.66m x 2.84m

Bedroom Three

3.02m x 3.02m

Bedroom Four

2.97m x 2.82m

Shower Room

Floor Plan



Total area: 1790.00 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

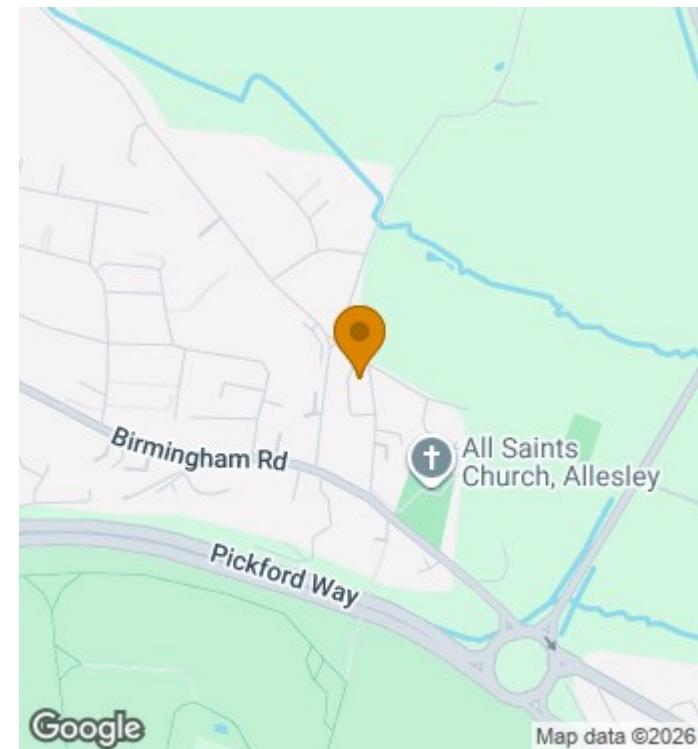
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

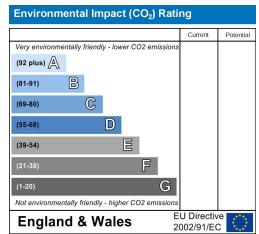
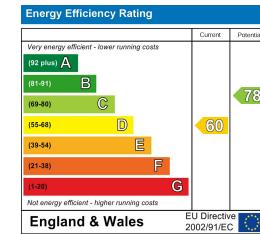
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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