




SHORTLAND
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Allesley Old Road
CV5 8GF

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Nestled on the picturesque Allesley Old Road in Coventry, this delightful semi-detached house offers a fantastic opportunity for those eager to create their ideal living space. Spanning 826 square feet, the property features three generously sized bedrooms, providing ample room for family life or guests. The two reception rooms are well-proportioned, perfect for entertaining or relaxing with loved ones.

The bathroom, while functional, presents an exciting chance for modernisation, allowing you to personalise the space to reflect your unique style and preferences. This home is truly a blank canvas, inviting you to unleash your creativity and transform it into a contemporary haven that suits your lifestyle.

Located in a highly sought-after area, the property is conveniently situated near a variety of schools, shops, and local amenities, ensuring that all your daily needs are easily accessible. Whether you are a first-time buyer or an astute investor, this house offers a blend of comfort and convenience within a vibrant community.

Do not miss the opportunity to explore the potential that this semi-detached house holds. With a touch of imagination and effort, it could evolve into the perfect family



selling quality
property since 1995



Custom text box





Dimensions

GROUND FLOOR

Storm Porch

Entrance Hallway

4.24m x 1.68m

Living Room

3.15m x 3.30m

Dining Room

3.33m x 3.30m

Kitchen

3.07m x 2.34m

Boiler Room

0.86m x 0.74m

FIRST FLOOR

Bedroom One

4.55m x 3.23m

Bedroom Two

2.97m x 3.30m

Bedroom Three

2.62m x 1.96m

Landing

2.90m x 1.02m

Bathroom

2.13m x 2.36m

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Floor Plan



Total area: 826.00 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

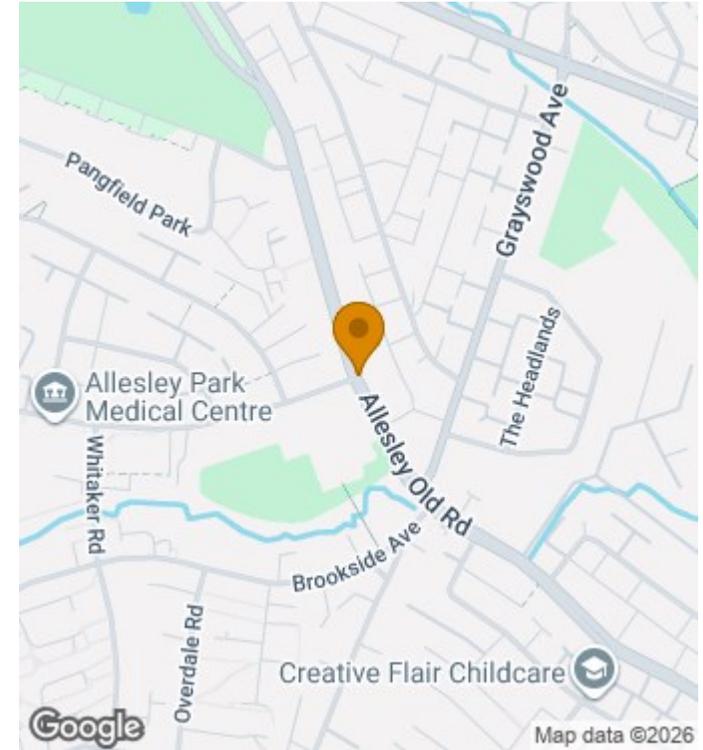
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

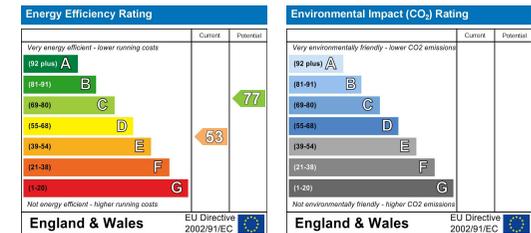
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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