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Browns Lane  
Allesley CV5 9EE

**Browns Lane** £2,000 PCM  
CV5 9EE £2,307 Deposit

Shortland Horne are pleased to offer this superb three bedroom detached family home located in the highly sought after area of Allesley.

The property briefly comprises an entrance hallway, with two spacious reception rooms. The hallway leads through to an impressive open plan kitchen/ diner. This superb space features a beautifully fitted kitchen, ample room for both dining and lounge furniture and a log burner creating a warm and inviting focal point. Patio doors open directly onto the rear garden.

To the first floor, the property offers three double bedrooms and a further office room, along with two bathrooms.

To the front is a direct access driveway providing ample off street parking. The private rear garden is mainly laid to lawn with fenced boundaries and a gated entrance leading to a second garden area. This additional space includes a brick built hobby room/home office.

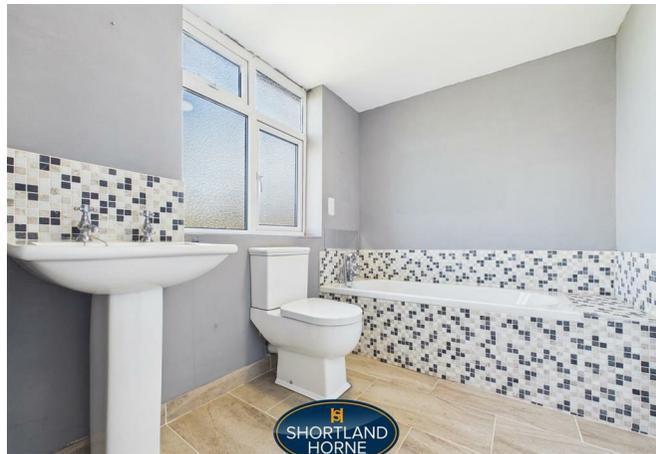
AVAILABLE NOW | EPC RATING: D | COUNCIL TAX BAND: E

selling quality  
property since 1995





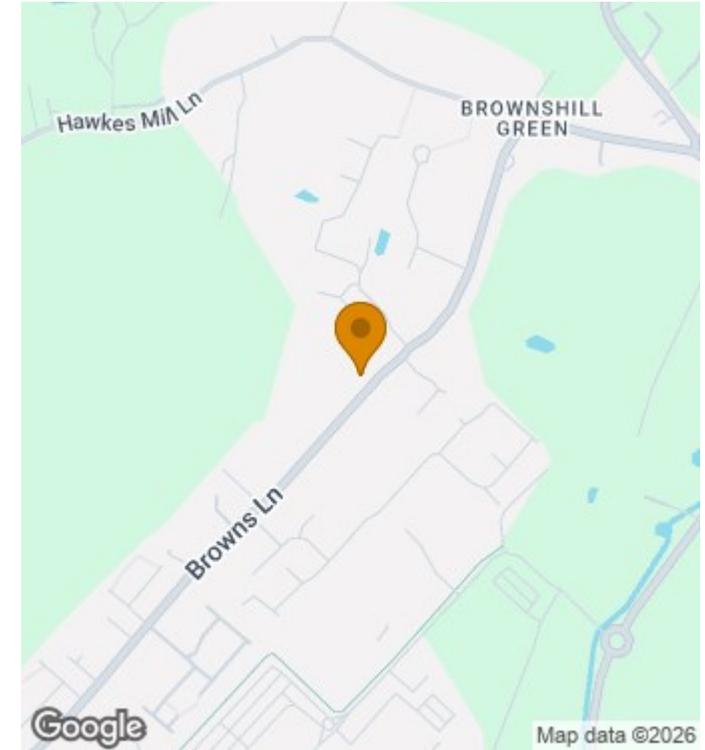




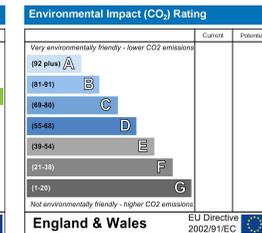
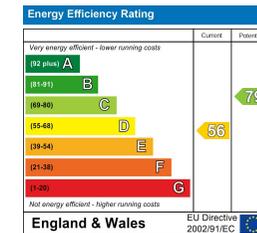
# Floor Plan



# Location Map



# EPC



### 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.



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📞 02476 222 123

✉️ [lettings@shortland-horne.co.uk](mailto:lettings@shortland-horne.co.uk) 📍 @ShortlandHorne

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