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Property Experts

Pickford Green Lane
Allesley CV5 9AP

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AVAILABLE SPRING 2023 - A super three bedroom semi detached centred around a community orchard, our idyllic new development, Pippinfields, in Pickford Green provides a countryside escape, just five miles from Coventry.

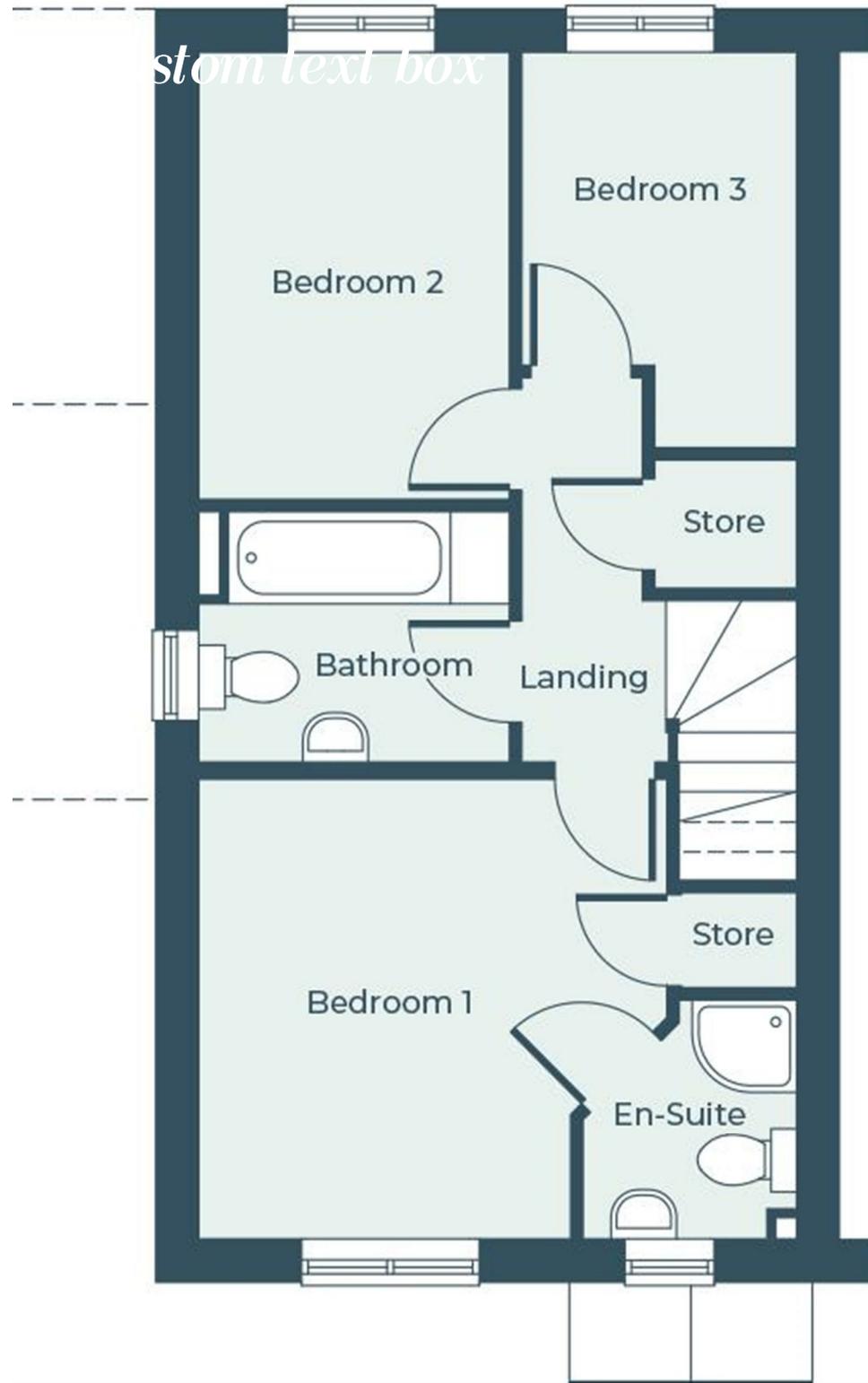
Pippinfields will feature a selection of luxurious two, three and four bedroom homes, along with two bedroom bungalows, each of which has been uniquely designed for the development.

New homeowners will enjoy a village-style setting, thanks to the community orchard with picturesque seating area, a village square and public open space at the core of the development – perfect for socialising and exercising!

The location also provides easy access to neighbouring Meriden, Allesley and the city of Coventry, with St Andrew's C of E Infant School and Eastern Green Junior School just a five minute drive away.

Key Features

- Open plan kitchen dining area



FIRST FLOOR

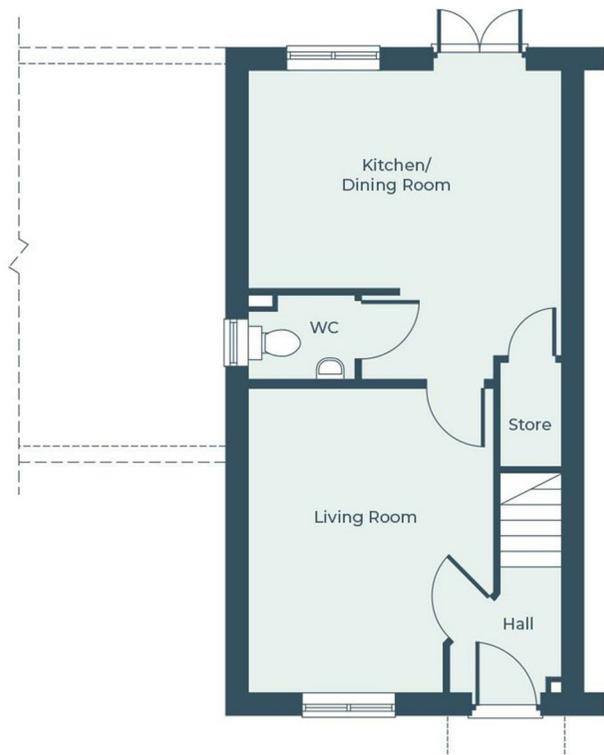
Bedroom 1
3584mm x 3493mm

En-Suite
1817mm x 1637mm

Bedroom 2
3394mm x 2380mm

Bedroom 3
3002mm x 2104mm

Bathroom
2380mm x 1900mm



GROUND FLOOR

Living Room
4408mm x 3584mm (14'5" x 11'7")

Kitchen/Dining Room
4577mm x 3160mm (15'0" x 10'4")

WC
1560mm x 1220mm (5'1" x 4'0")



Distance in miles from Pippinfields *Custom text box*

0.8

Local Shop

0.8

Local Sschool

2.7

Tile Hill
Railway Station

Fastest train times in minutes from Tile Hill

10

Birmingham
International

17

Rugby

25

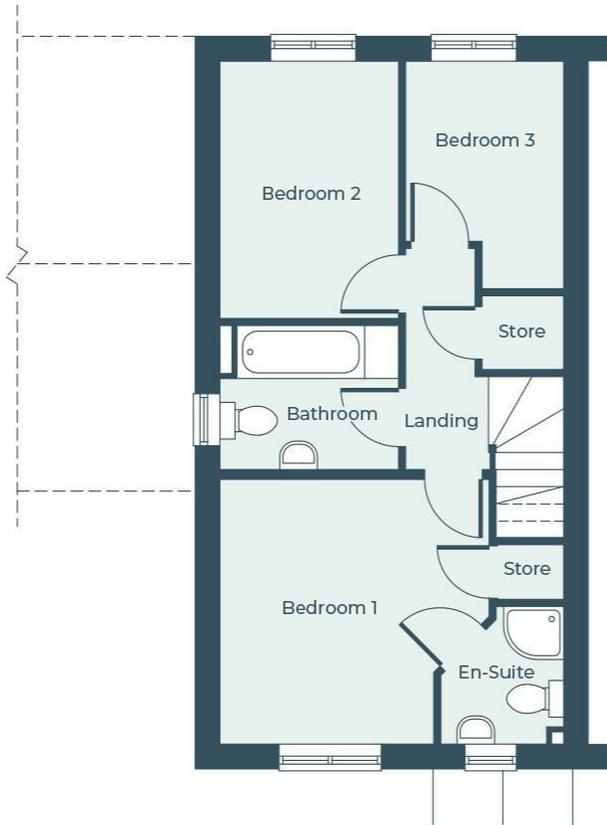
Birmingham
New Street

Times and distances are for indicative purposes only and sourced from National Rail and Google Maps.

Dimensions



Floor Plan



FIRST FLOOR

Bedroom 1
3584mm x 3493mm (11'7" x 11'5")

En-Suite
1817mm x 1637mm (6'0" x 5'4")

Bedroom 2
3394mm x 2380mm (11'1" x 7'8")

Bedroom 3
3002mm x 2104mm (9'9" x 7'0")

Bathroom
2380mm x 1900mm (7'8" x 6'2")

Total area: 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

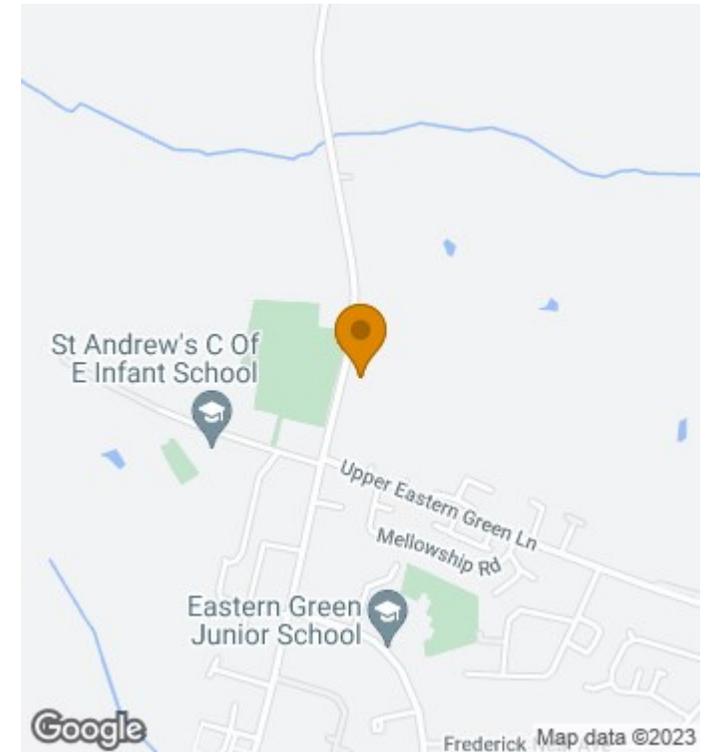
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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