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The Windmill Hill
Allesley CV5 9FR

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***CASH BUYERS ONLY** WELL APPOINTED FREEHOLD FIRST FLOOR MAISONETTE * PICTURESQUE ASPECT TO THE REAR ACROSS ROLLING FIELDS * FITTED KITCHEN WITH APPLIANCES * 2 BEDROOMS ONE WITH BUILT IN WARDOBES * VIEWING HIGHLY RECOMMENDED WITH NO UPWARD CHAIN**

Nestled along Windmill Hill, Allesley, this delightful first floor maisonette offers a perfect blend of comfort and convenience with superb open aspect to the rear across rolling fields. Boasting two well-proportioned bedrooms, this freehold property is ideal for those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious & attractive lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is equipped with modern appliances including electric cooker, refrigerator, freezer and washing machine making it a joy to prepare meals and enjoy culinary adventures.

One of the standout features of this maisonette is the picturesque aspect to the rear across rolling open fields with the outdoor space perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year and double glazed windows and additionally, there is no upward chain, allowing for a smooth and hassle-free purchase process.

This lovely maisonette is not just a home; it is a lifestyle choice, offering a tranquil setting while still being conveniently located near local amenities and transport links.

PLEASE NOTE WE ARE ADVISED THAT THE FREEHOLD MAISONETTE HAS A COVENANT AGREEMENT WITH THE ADJOINING OWNERS AND WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE AGREEMENT VIA YOUR SOLICITOR

selling quality
property since 1995



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Dimensions

VESTIBULE
ENTRANCE

LANDING

ATTRACTIVE
LOUNGE

4.30 x 3.33

FITTED KITCHEN
WITH APPLIANCES

3.15 x 2.15

BEDROOM ONE WITH
FULL LENGTH BUILT
IN WARDROBES

4.27 x 3.20

BEDROOM TWO

3.30 x 2.50

BATHROOM WITH
SHOWER

EASILY MAINTAINED
REAR GARDEN

SUPERB OPEN
ASPECT ACROSS
FIELDS TO THE REAR

NO UPWARD CHAIN



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Floor Plan



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MyHomeplan

Total area: 625.00 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

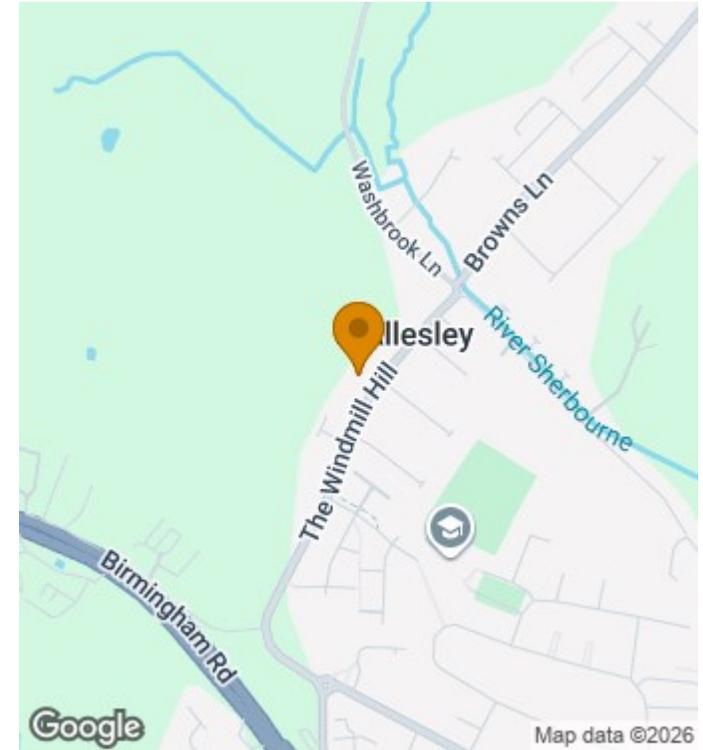
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

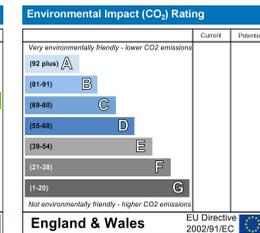
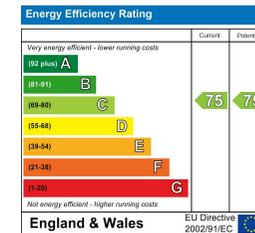
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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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02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne