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St. Helens Way  
Allesley CV5 9DX

# St. Helens Way

## CV5 9DX

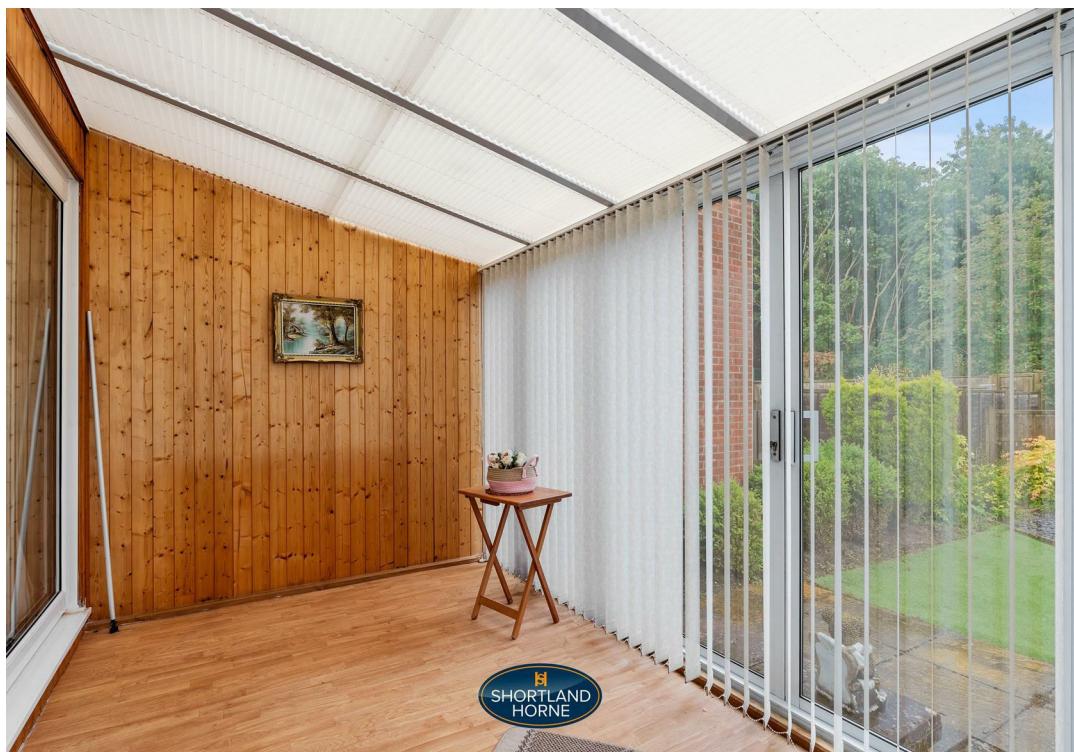
Welcome to this charming two-bedroom semi detached bungalow nestled in the sought-after location of Allesley, Coventry. Allesley has great links to Coventry and Birmingham and the property is also within easy reach to local shops and amenities. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with loved ones.

As you step inside, you are greeted by a cosy lounge, a well-appointed kitchen, a lovely conservatory overlooking the garden, a modern shower room, and two spacious double bedrooms offering comfort and tranquillity.

Outside, the easily maintainable rear garden provides a peaceful retreat which has had a mixture of astro turf and paving, perfect for enjoying the outdoors in privacy. Additionally, the property features off-road parking at the front and a garage with an up and over door, providing convenience and security for your vehicles.

With no chain attached, this bungalow presents a fantastic opportunity to make it your own without delay. Don't miss out on the chance to own a piece of this desirable neighbourhood in Allesley. Contact us today to arrange a viewing and envision the possibilities that this lovely property has to offer.









## Dimensions

### Ground Floor

#### Living Room

4.55 x 3.34

#### Kitchen

2.52 x 2.35

#### Conservatory

3.71 x 2.22

#### Bedroom 1

4.02 x 3.34

#### Bedroom 2

3.08 x 2.52

#### Bathroom

#### Garage

3.48 x 2.25

## Floor Plan

GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA - 768 sq.ft. (71.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are not guaranteed to be in working order as to their operability or efficiency can be given.  
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### 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

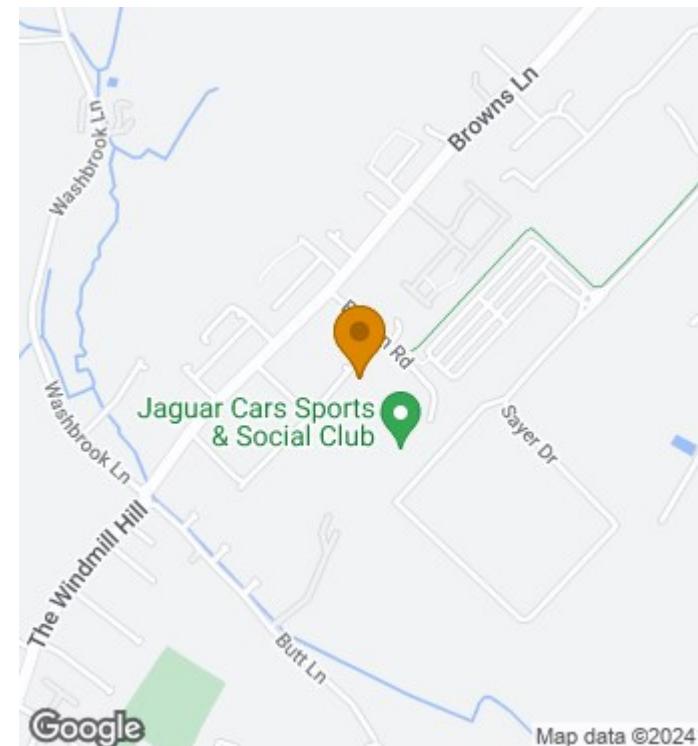
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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