
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Sherington Avenue
Allesley Park CV5 9HU

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This superb traditional end of terraced home offers an exceptional opportunity for buyers seeking a property in a prime location with excellent local amenities and highly regarded school catchments. The accommodation is presented to a high standard throughout and is ready to move straight into, with no onward chain. Upon entering, you are greeted by a lovely lounge that provides a welcoming space for relaxation. The gorgeous fitted kitchen is thoughtfully designed, offering ample storage and modern appliances, ideal for both every-day living and entertaining. A conservatory (or sun room) at the rear of the property adds a versatile space, perfect for dining or enjoying natural light year-round.

Upstairs, there are two superb double bedrooms, each offering generous proportions and plenty of natural light. The beautiful bathroom is finished to a contemporary standard, featuring quality fixtures and fittings. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the seasons. This property is ideal for first-time buyers, professionals, or those looking to downsize, and provides a wonderful blend of traditional character and modern convenience.

Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Porch

Hallway

Lounge
3.33m x 4.27m

Kitchen
2.62m x 2.31m

Family Bathroom
1.70m x 1.85m

Lean-To
1.68m x 2.26m

FIRST FLOOR

Landing

Bedroom
3.33m x 4.27m

Bedroom
2.62m x 4.27m

Floor Plan



Total area: approx. 65.2 sq. metres (702.1 sq. feet)

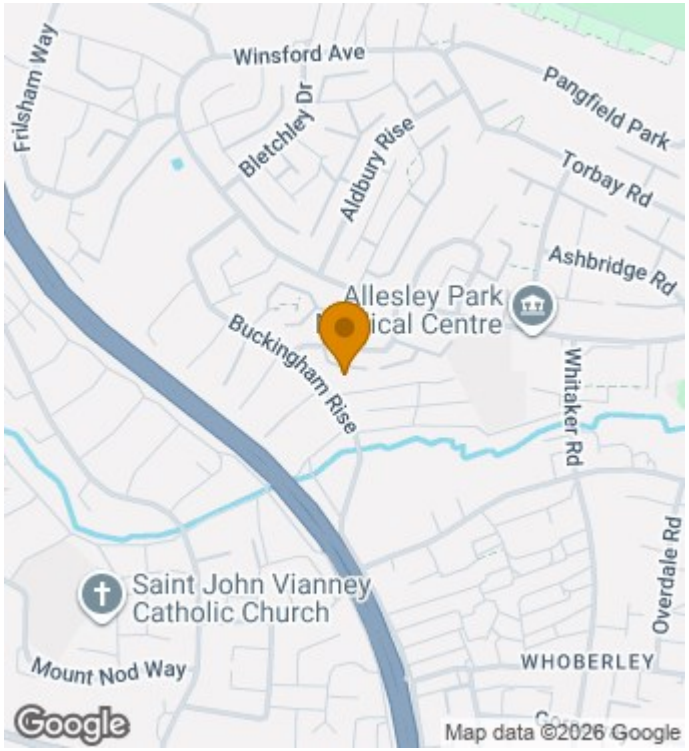
Total area: sq ft

Disclaimer

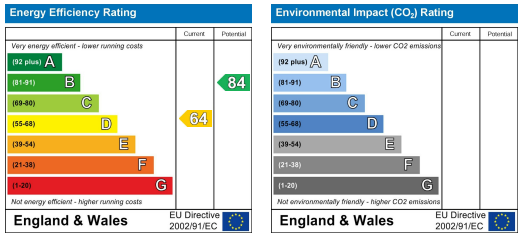
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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



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