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Shortland Horne

2021-2022

Winsford Avenue
CV5 9NH

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CV5 9NH

This much loved and extended semi-detached property is located in a very popular residential location of Winsford Avenue, Allesley Park. The property is superbly positioned and very close to Allesley Park, an excellent range of shops, great local schools and the A45 network road links, The family home has been decorated beautifully throughout and has been cleverly extended to bring comfort to a growing family.

The ground floor offers an Entrance Porch, a Hallway with doors leading off to a Lounge/Diner with a feature gas fire, an impressive modern fitted kitchen with high gloss units, quartz worktops, an integrated oven, microwave, ceramic hob, a dishwasher and space for a fridge/freezer. The extended utility area has been fitted with a new roof, skylights and offers so much more space to this delightful family home.

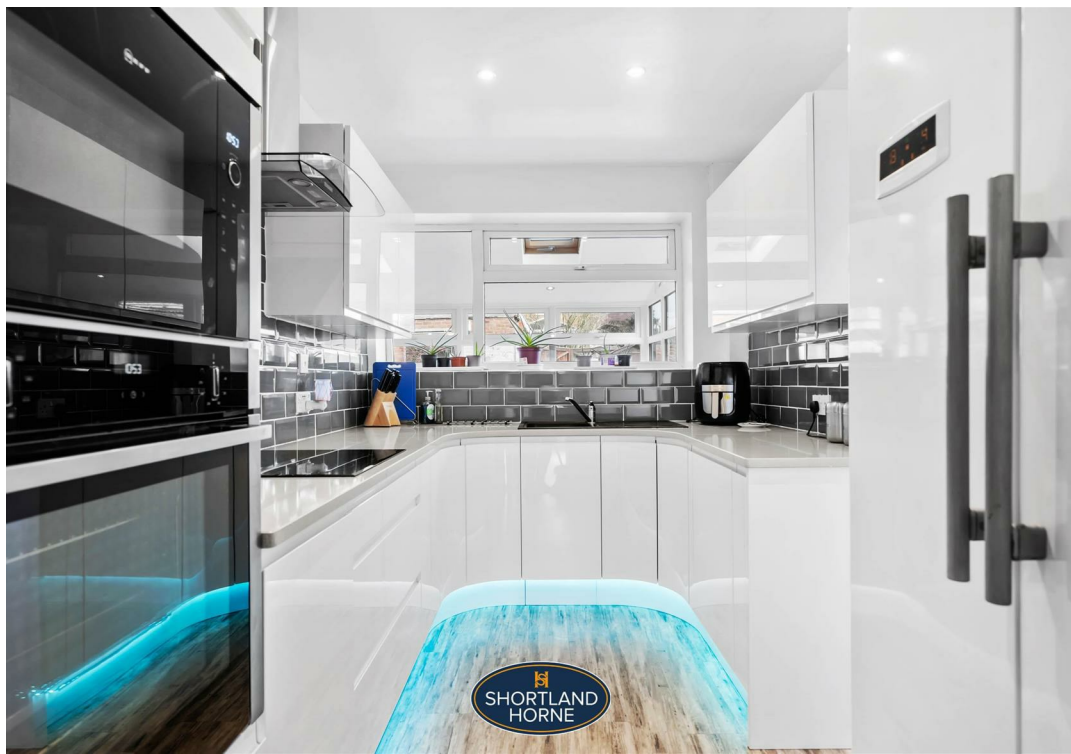
On the first floor you will find three bedrooms, two in which are doubles and both fitted with wardrobes the third bedrooms is a single and there is also a family bathroom.

From the first floor landing there is a further staircase that leads you up to the second floor loft conversion where there is a Master Bedroom with an En-suite Shower Room.

Outside there is a double width driveway which provides excellent off street parking. The property offers great space to side allowing easy access to the fully enclosed low maintenance rear garden,

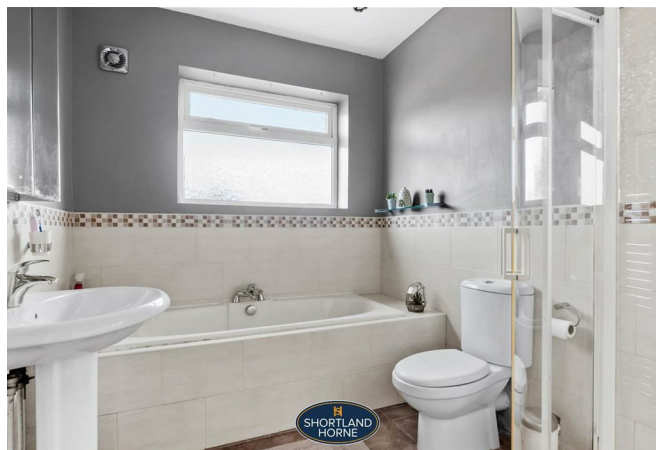
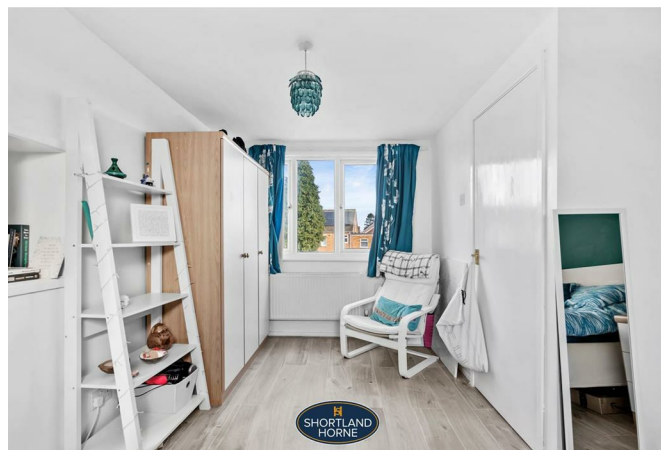
selling quality
property since 1995








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Dimensions

GROUND FLOOR

Entrance Porch

Hallway

Lounge/Diner

7.65m x 3.45m

Utility

2.01m x 5.26m

Kitchen

3.53m x 2.34m

FIRST FLOOR

Bedroom Two

4.11m x 3.12m

Bedroom Three

3.66m x 2.92m

Bedroom Four

2.41m x 1.70m

Bathroom

2.59m x 2.39m

SECOND FLOOR

Bedroom One

5.33m x 3.73m

En-Suite

Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1476.00 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 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.

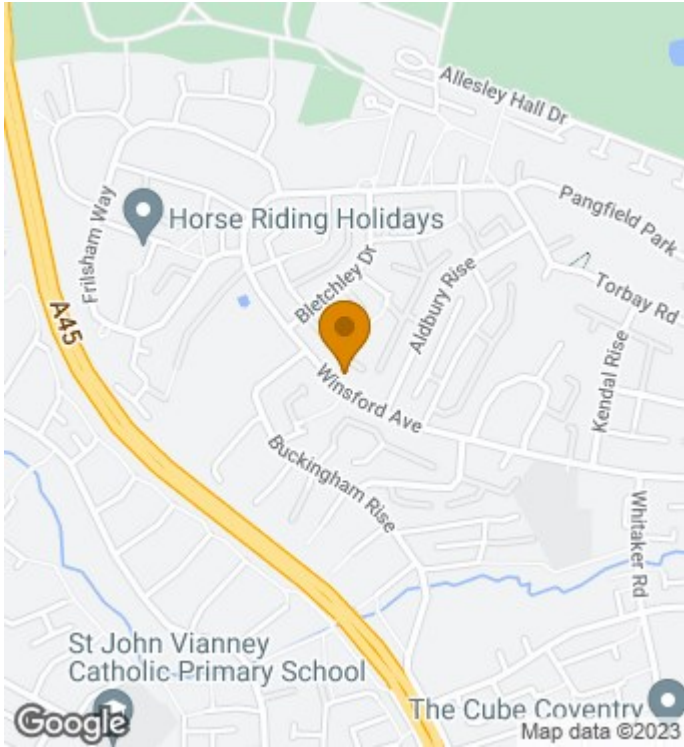
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

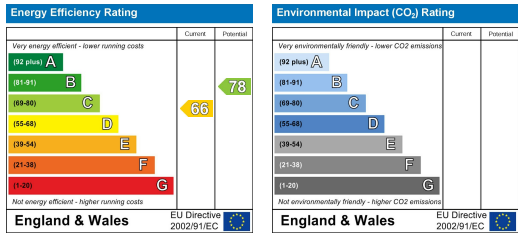
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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