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Wall Hill Road
Allesley CV5 9EN

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Situated on the serene Wall Hill Road in Allesley, Coventry, this delightful detached house presents an exceptional opportunity for those seeking a harmonious blend of countryside charm and urban convenience. The property boasts a spacious layout, featuring four generously sized bedrooms, a splendid lounge, a separate dining room, and a cosy family room. A beautiful conservatory overlooks the meticulously maintained rear garden, creating a perfect space for relaxation and enjoyment.

The well-appointed kitchen/breakfast room is designed for both functionality and style, complemented by a practical utility area. The ground floor also includes a study, ideal for those who work from home, and a shower room for added convenience. Ascending to the first floor, you will find the four bedrooms, with the fourth currently serving as a dressing room, alongside an additional shower room, making this home particularly suited for family living.

The gardens are a true highlight, offering beautifully maintained outdoor spaces with stunning views to the rear, perfect for entertaining guests or simply unwinding in nature. With off-street parking and a double garage, this property ensures that convenience is always at hand.

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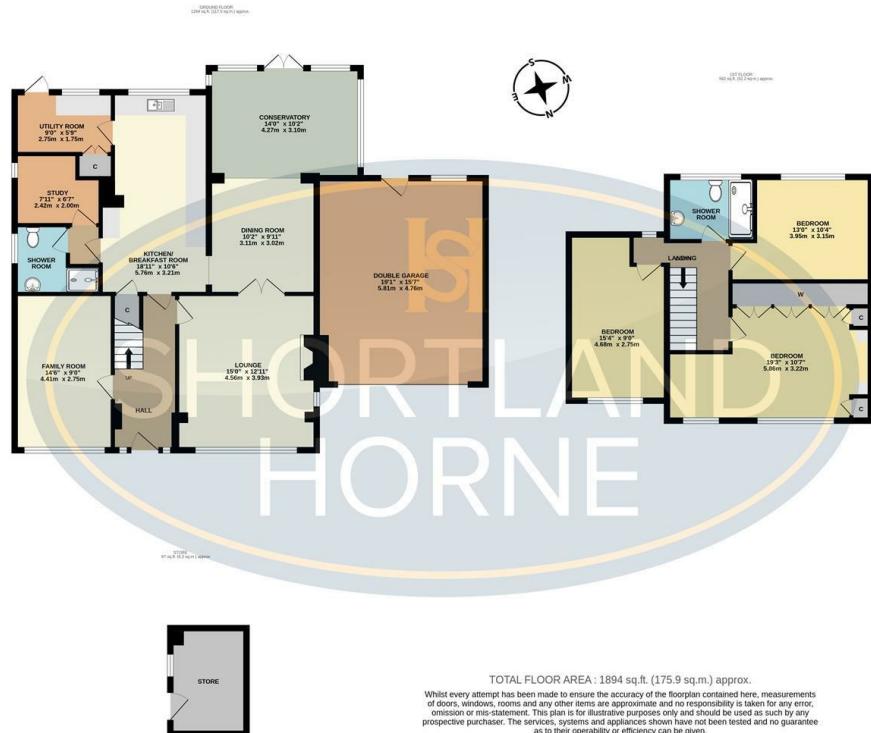
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Dimensions

GROUND FLOOR	Bedroom Three 4.67m x 2.74m
Entrance Hallway	Shower Room
Lounge 4.57m x 3.94m	OUTSIDE
Dining Room 3.10m x 3.02m	Garage 5.82m x 4.75m
Conservatory 4.27m x 3.10m	Store
Family Room 4.42m x 2.74m	
Kitchen 5.77m x 3.20m	
Utility Room 2.74m x 1.75m	
Study 2.41m x 2.01m	
Shower Room	
FIRST FLOOR	
Bedroom One 5.87m x 3.23m	
Bedroom Two 3.96m x 3.15m	

Floor Plan



Total area: 1894.00 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

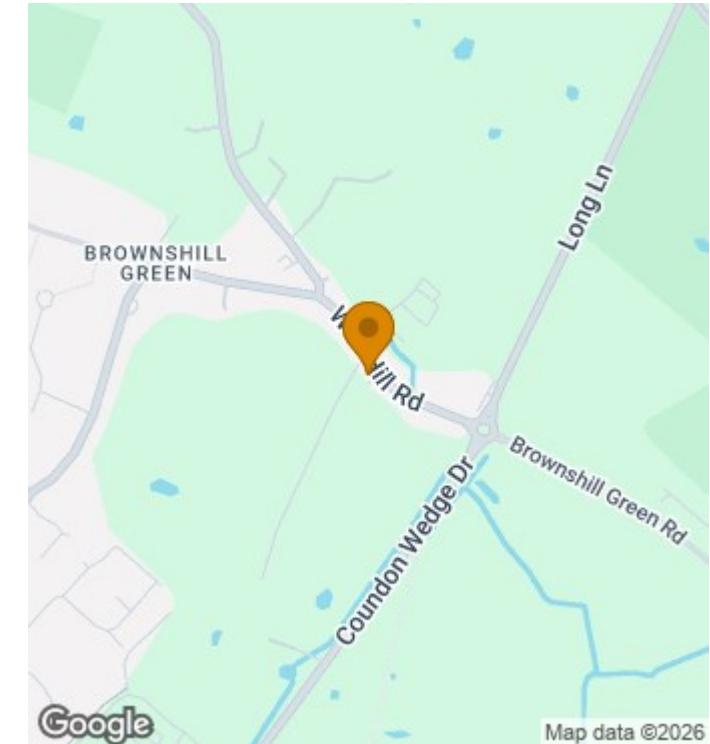
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

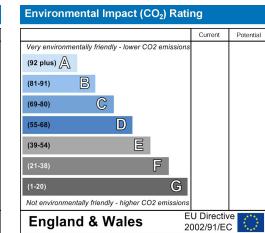
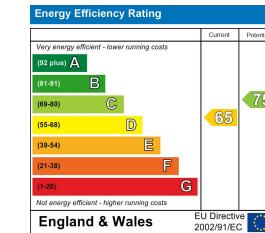
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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