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**Hawkes Mill Lane
Allesley CV5 9FQ**

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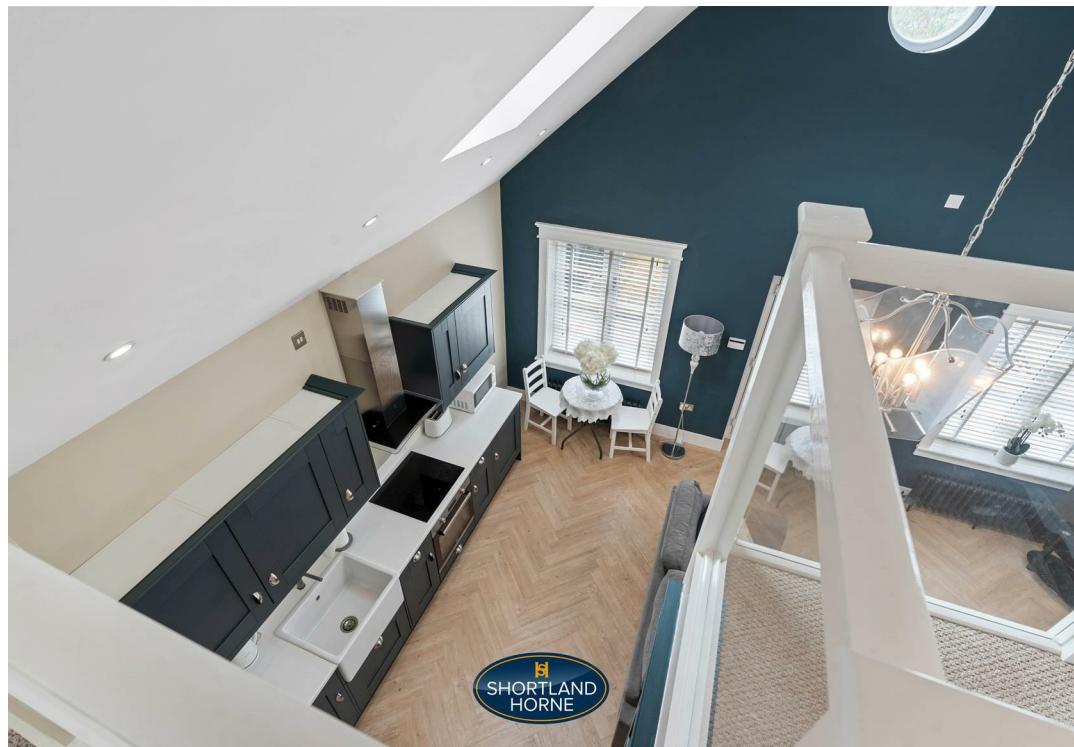
Welcome to this charming detached cottage located on the picturesque Hawkes Mill Lane in Allesley, Coventry. This property boasts a delightful one-bedroom annex that has been recently built to a fantastic specification, perfect for those seeking a cosy and modern living space.

Upon entering, you are greeted by an inviting reception room that offer versatile spaces for relaxation and entertainment. The property features a well-appointed bathroom, ideal for unwinding after a long day. The open plan kitchen/living area is a highlight of this home with integrated Fridge freezer, oven and electric hob, providing a seamless flow and a great space for socialising. To the first floor there is an additional room.

Situated in a rural setting, this cottage offers a tranquil escape from the hustle and bustle of city life. The property comes with its own garden, allowing you to enjoy the outdoors in privacy. Additionally, you will benefit from two convenient car parking spaces and an electric charging point, catering to modern needs.

Don't miss the opportunity to make this charming cottage your new home. Contact us today to arrange a viewing and experience the peaceful lifestyle that this property has to offer on the sought-after Hawkes Mill Lane.







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Dimensions

GROUND FLOOR

Kitchen/Lounge

5.94m x 4.24m

Bedroom

3.58m x 3.53m

Shower Room

FIRST FLOOR

Mezzanine Bedroom

4.11m x 3.68m

Floor Plan



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

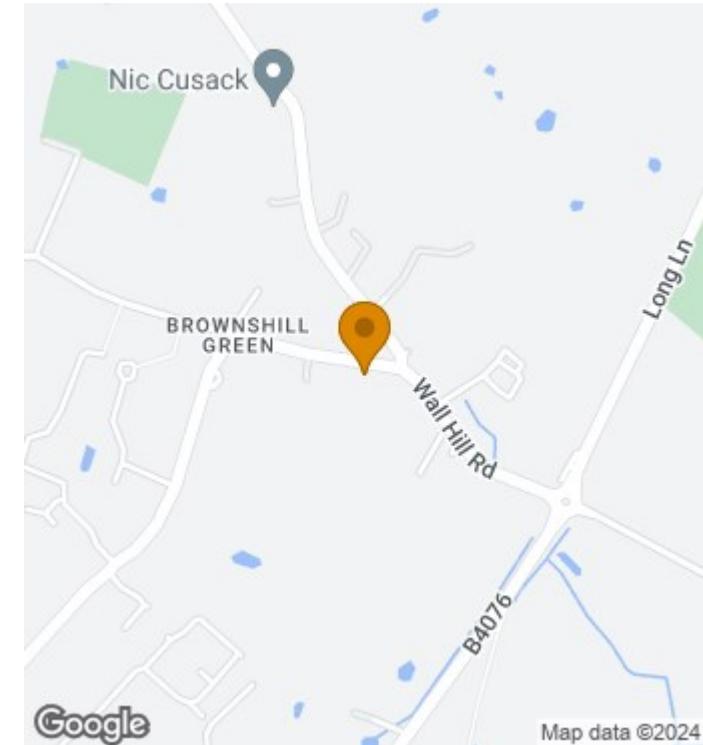
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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