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**Frilsham Way  
Allesley Park CV5 9LS**

# Frilsham Way

## CV5 9LS

Shortland Horne is delighted to present this beautifully renovated four-bedroom semi-detached house located on Frilsham Way in the desirable Allesley Park area of Coventry. This property is ideally situated, offering easy access to Allesley Park, convenient bus links to the City Centre, and a variety of local amenities.

Upon entering, you are welcomed by a charming entrance lobby that features practical under-stairs storage. The spacious family lounge provides a perfect setting for relaxation and entertaining. The recently fitted modern kitchen is both stylish and functional, making it a joy to prepare meals.

The first floor comprises three well-proportioned bedrooms, each offering ample space and natural light. A modern family bathroom completes this level, designed with contemporary fixtures for your comfort. Ascending the staircase leads you to the second floor, where you will find an additional double bedroom, ideal for guests or as a private study.

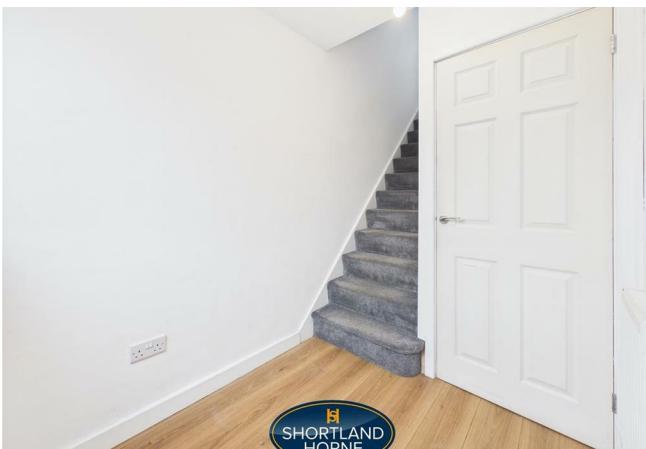
Outside, the property boasts an enclosed rear garden, featuring a lovely patio area perfect for al fresco dining, alongside a well-maintained lawn. Additionally, there is a





*Custom text box*





## Dimensions

### GROUND FLOOR

#### Entrance Hallway

1.93m x 1.85m

#### Lounge/Diner

3.53m x 6.93m

#### Kitchen

2.39m x 3.12m

### FIRST FLOOR

#### Bedroom One

3.45m x 3.18m

#### Bedroom Two

3.43m x 2.92m

#### Bedroom Three

1.96m x 2.69m

#### Bathroom

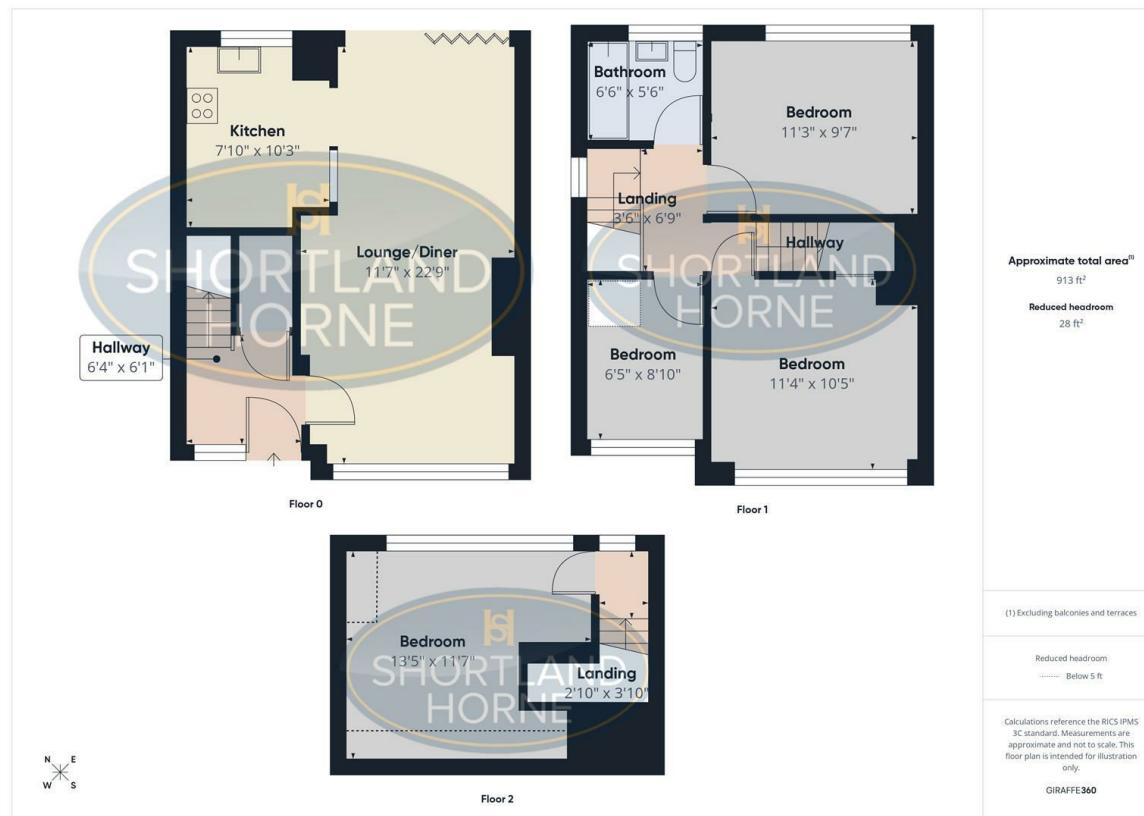
1.98m x 1.68m

### SECOND FLOOR

#### Bedroom Four

4.09m x 3.53m

## Floor Plan



Total area: 913.00 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

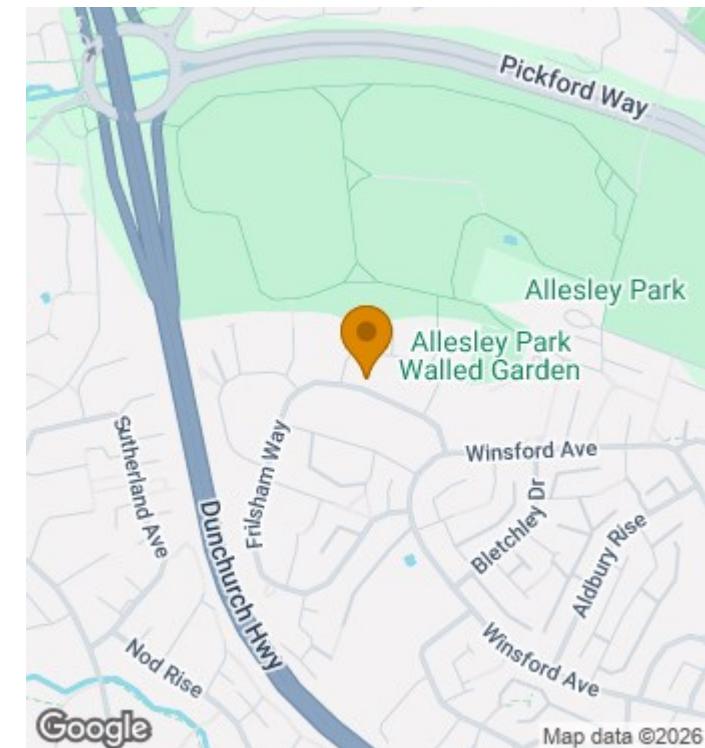
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

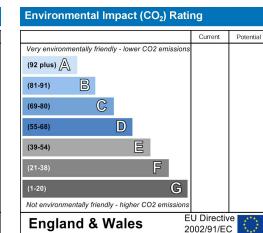
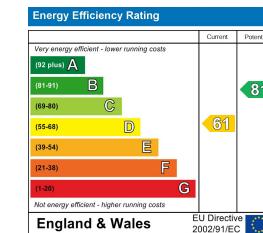
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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