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St. Helens Way
Allesley CV5 9DX

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Shortland Horne are delighted to offer to the market this modernised and extended three bedroom detached bungalow, positioned within a quiet cul-de-sac in the highly desirable area of Allesley.

This attractive home offers well-balanced, versatile accommodation ideal for those seeking single-storey living. Conveniently located for local amenities, well-regarded schools and excellent transport links including the A45, providing easy access to Birmingham Airport, the NEC and motorway networks, whilst also being close to open countryside.

The accommodation is arranged around a central entrance hallway leading to a spacious rear living room with sliding doors opening onto the west facing garden, creating an ideal space for both relaxing and entertaining.

The kitchen has been updated with a range of contemporary units, integrated appliances and ample worktop space, with room for informal dining. A useful adjoining utility/storage area adds further practicality.

There are three well-proportioned bedrooms, with bedroom two benefitting from a modern en-suite shower room. A stylish family bathroom completes the accommodation.

Externally, the property features an extensive block paved driveway providing ample off-road parking, along with a further driveway to the side offering additional parking.

The rear garden is a particularly attractive feature, being generous in size and mainly laid to lawn with a paved patio seating area, mature borders and a substantial timber outbuilding, ideal for storage or workshop use.

The property occupies a generous plot and presents an excellent opportunity for buyers seeking a well-located home with further scope to enhance if desired.

Further benefits include gas central heating, double glazing and well-maintained presentation throughout.









Dimensions

Porch

Entrance Hallway

0.81m x 3.91m

Living Room

4.67m x 4.52m

Kitchen

3.68m x 1.93m

Bedroom One

3.73m x 4.98m

Bedroom Two

2.36m x 5.03m

En-Suite

1.57m x 1.42m

Bedroom Three

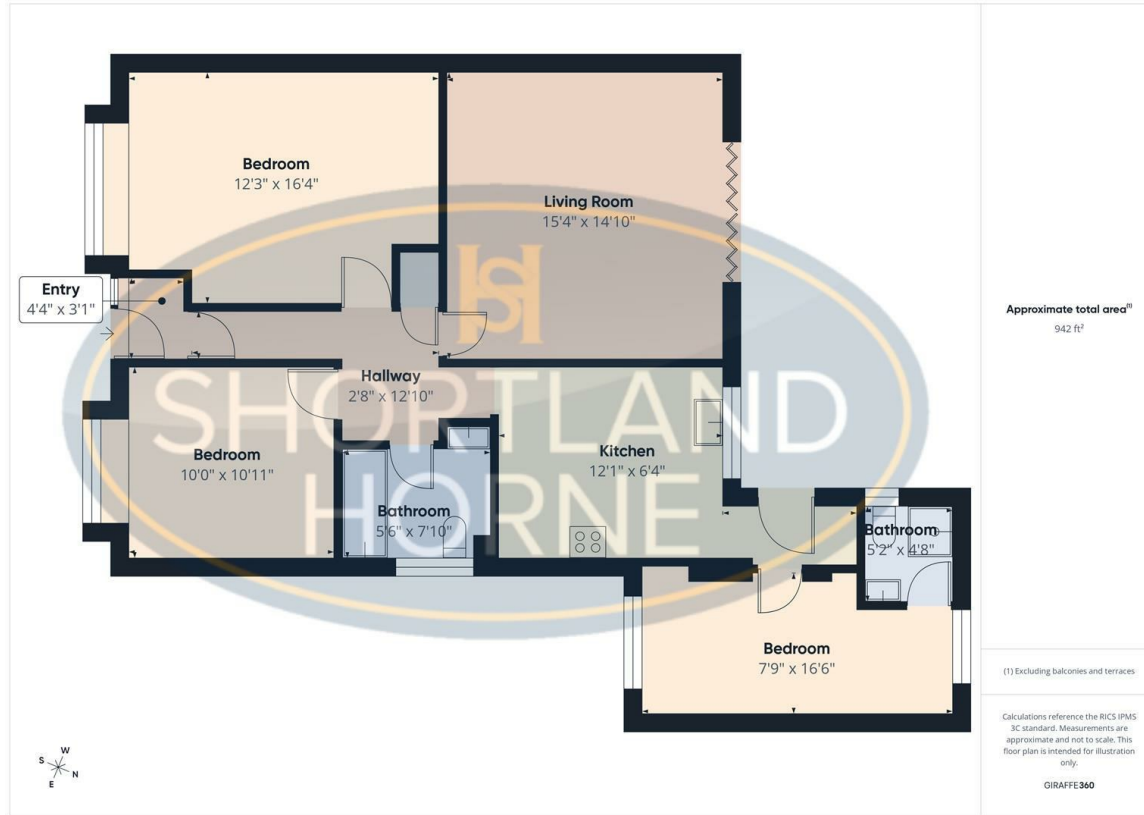
3.05m x 3.33m

Bathroom

1.68m x 2.39m



Floor Plan



Total area: 942.00 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

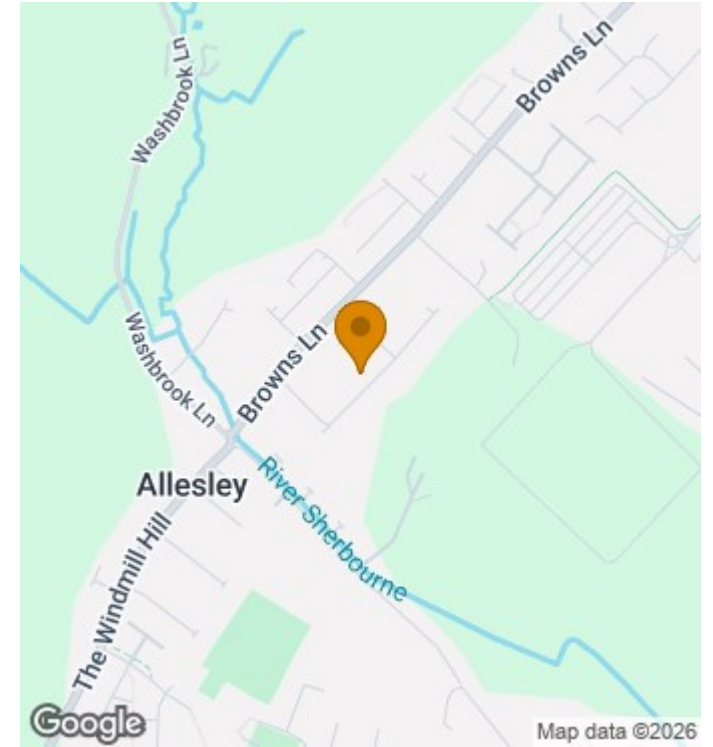
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

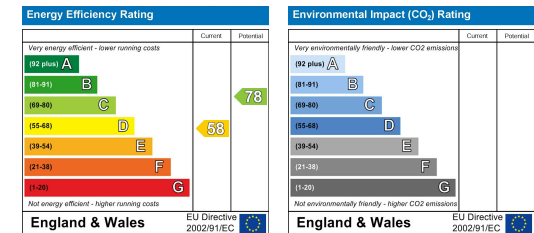
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on the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