




SHORTLAND
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Wall Hill Road
Allesley CV5 9EN

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A charming two bedroom detached cottage dating back to the 1800's refurbished by the current owners set on the prestigious address of Wall Hill Road. This property must be viewed to appreciate the potential it has to offer and the rear view of rolling countryside as it really does take your breath away.

Briefly the downstairs accommodation comprises of the porch leading you through to the recently fitted kitchen with fitted base units and appliances. The lounge/diner is a lovely size with windows to the front elevation and doors to the rear elevation leading to the garden and there are stairs rising to the first floor. There is also a recently fitted shower room on the ground floor.

Upstairs on the landing there is a large window to the rear elevation with far reaching views over open fields. The master bedroom is a great size, again with fantastic views to the rear and there is a second single bedroom.

Outside to the front of the property there is a spacious garden with a lawned area, mature shrubs and trees and a paved area for off road parking. There is a small easily maintainable garden to the rear mainly paved and ideal to sit out and enjoy the sun. The property also benefits from having a single garage and electric charging point.

Shortland Horne highly recommend viewing this charming cottage to appreciate what this property has to offer.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Kitchen

1.24m x 1.91m

Utility

1.24m x 1.91m

Bathroom

2.51m x 1.91m

Living Room

3.68m x 6.55m

Garage

4.83m x 2.77m

FIRST FLOOR

Bedroom 1

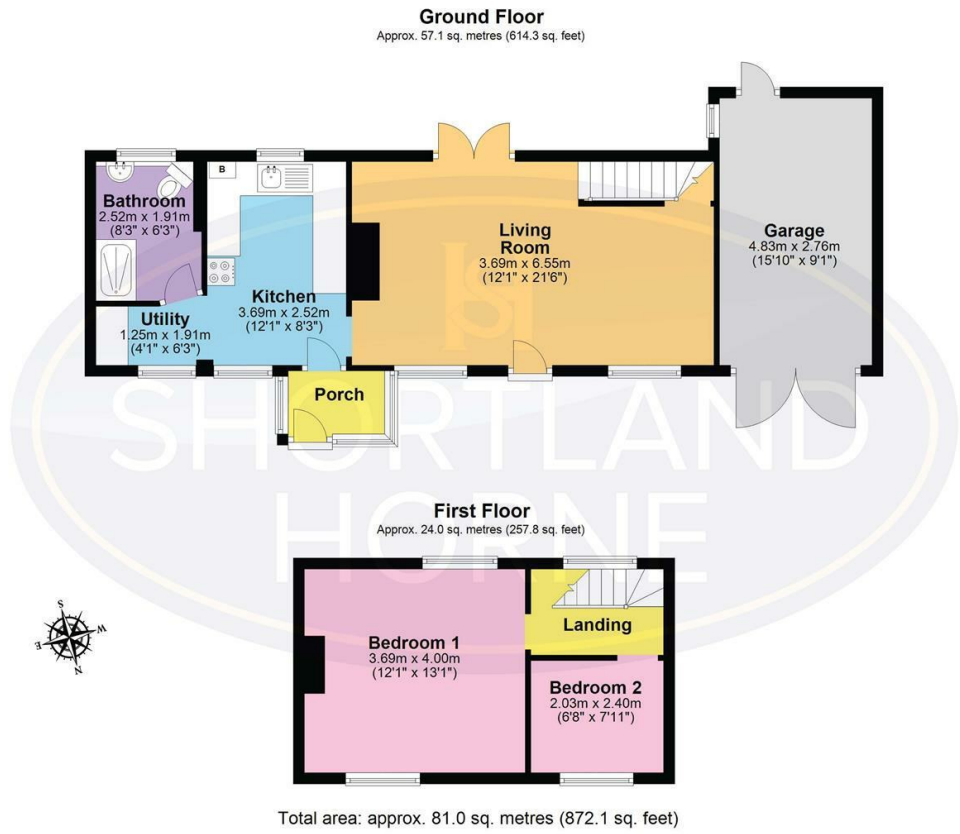
3.68m x 3.99m

Bedroom 2

2.03m x 2.41m



Floor Plan



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

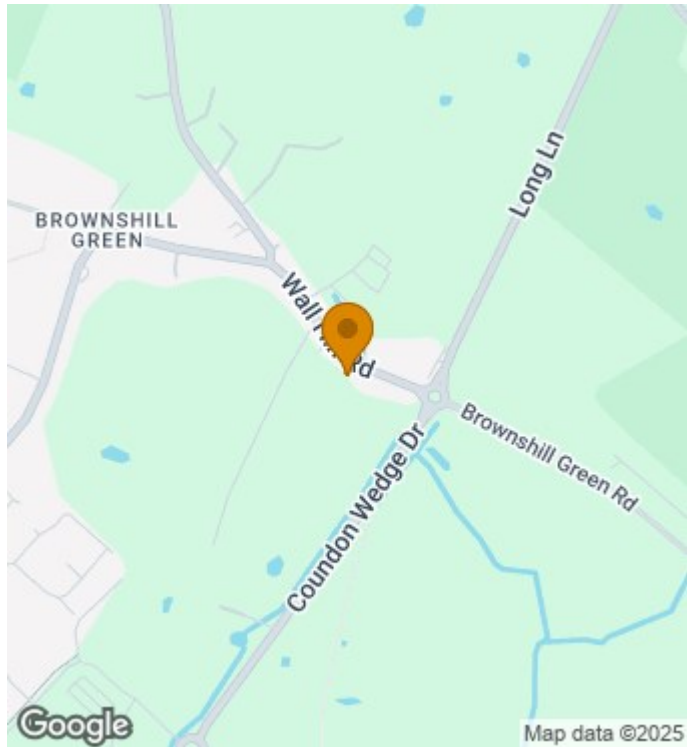
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

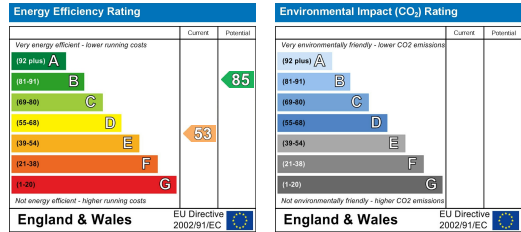
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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