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Frilsham Way
CV5 9LJ

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Welcome to this exceptional four-bedroom terraced house located on Frilsham Way in the desirable area of Allesley Park, Coventry. This property is a perfect blend of spacious living and modern updates, making it an ideal choice for families or anyone seeking comfort and style.

As you enter, you are greeted by a large, open-plan lounge and dining room, which creates a warm and inviting atmosphere for family gatherings and entertaining guests. The updated kitchen features a sleek, contemporary design with ample storage, seamlessly flowing into a bright and airy conservatory that beautifully connects the indoor and outdoor spaces. The garden is a true highlight, meticulously maintained and providing a serene retreat for relaxation or social gatherings, complete with the added convenience of a garage.

The family bathroom has been tastefully updated, enhancing the home's fresh and modern appeal. Upstairs, you will find three generously sized bedrooms, all bathed in natural light, perfect for a growing family. The fourth bedroom is situated in the converted loft space and boasts its own ensuite shower room, offering a private sanctuary for guests or a peaceful retreat for family members.

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Hallway

3.96m x 1.75m

Living Room

6.73m x 2.57m

Sun Room

2.67m x 2.08m

Kitchen

2.69m x 2.39m

FIRST FLOOR

Bedroom

3.71m x 2.97m

Bedroom

3.00m x 3.00m

Bedroom

1.73m x 1.96m

Bathroom

1.65m x 1.96m

SECOND FLOOR

Bedroom

4.47m x 2.41m

Bathroom

2.49m x 0.79m

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.

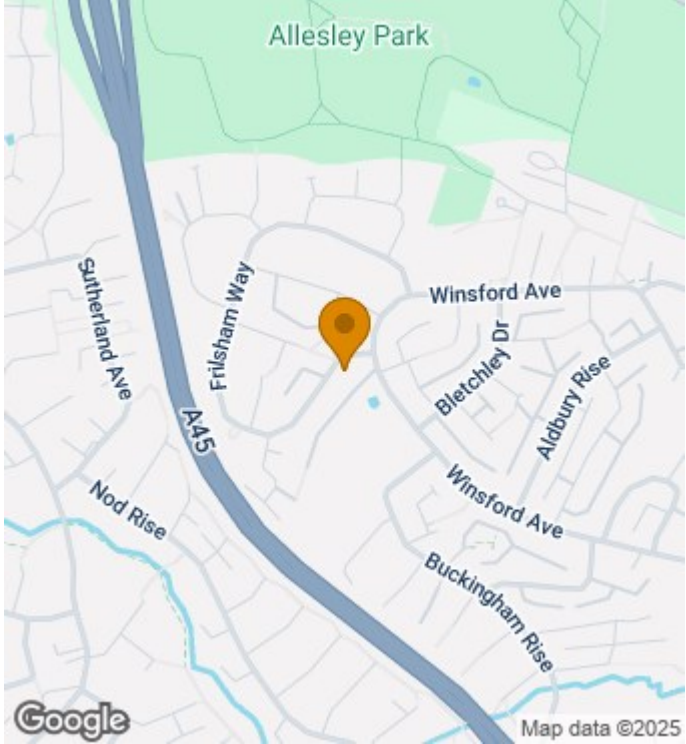
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National 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.

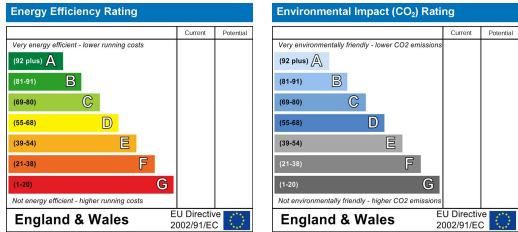
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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