

## Floor Plan



Total area: approx. 115.9 sq. metres (1248.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## 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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

**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.

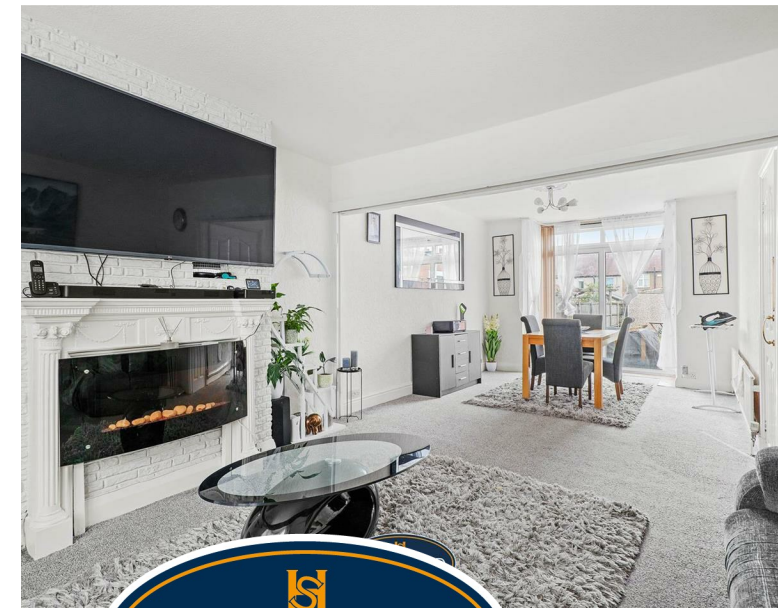
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

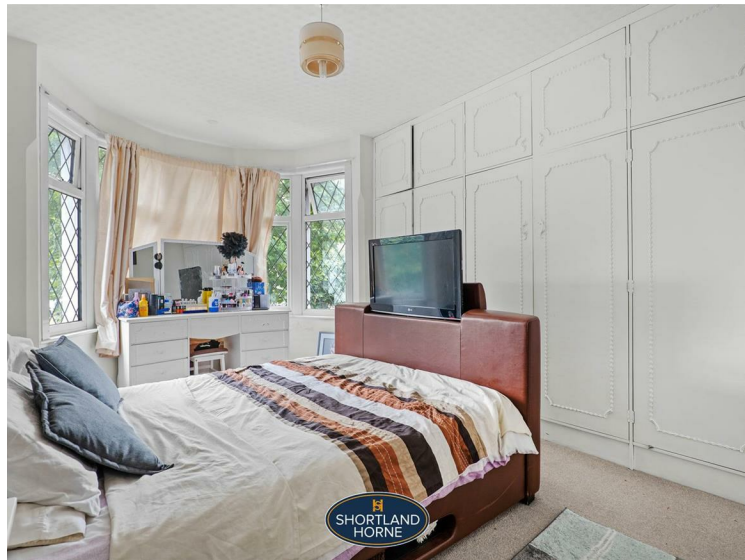
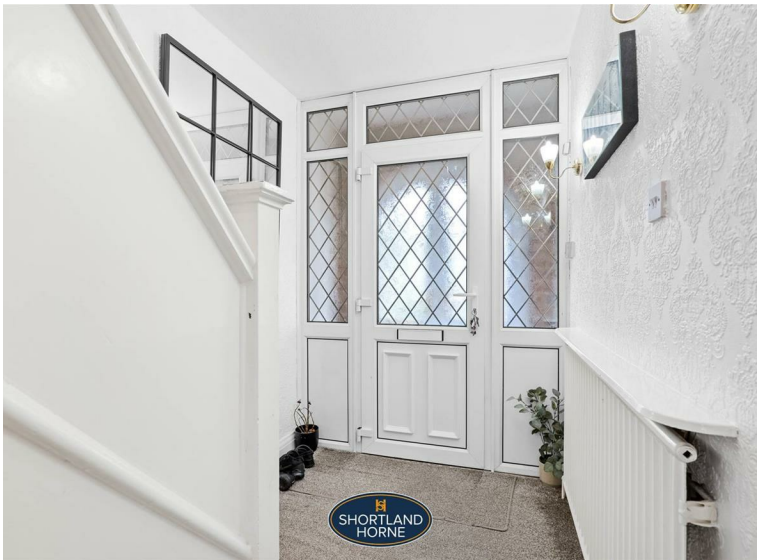
**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Allesley Old Road**  
**CV5 8FN**



## £250,000 | Bedrooms 3 Bathrooms 2

This much improved and extended family home offers stylish living accommodation and will be offered with no upward chain. The ground floor comprises of a storm porch, an entrance hallway with doors leading off to a lounge/diner with a feature electric fireplace and sliding patio doors leading you out to the garden. There is a fully modern fitted kitchen with an integrated oven, gas hob, space for a washing machine and a fridge/freezer. The kitchen then leads you on to a very useful downstairs shower room.

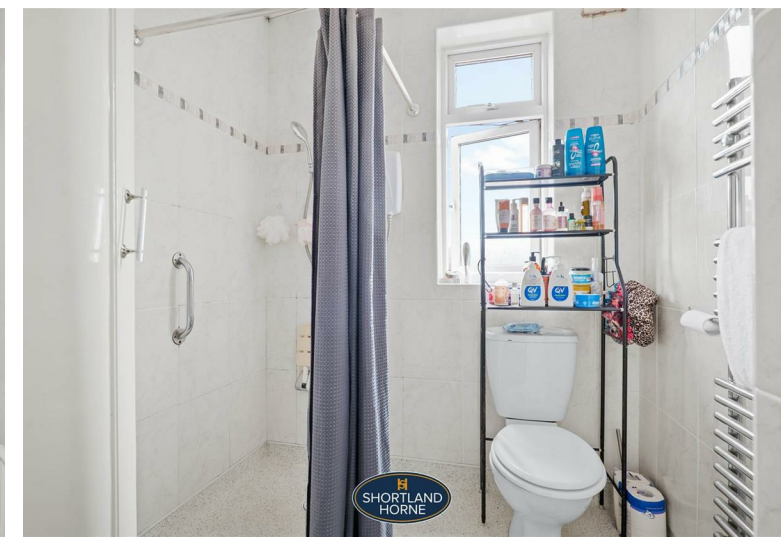
On the first floor you will find a family wet room, two double bedrooms both featuring built in wardrobes and a single bedroom completes the first floor.

The rear garden is fully enclosed with a lawn area and patio with access to the garage and to the front there is a walled lawned garden.

**LOCATION:**  
The Allesley Old Road is situated to the west side of the city and is within easy reach of both the city centre and the A45 also sits within easy reach of many popular local schools. Coundon Court and Christ the King are both within catchment. Local amenities including the Alvis Retail Park and a local parade of independent shops also sit only a short walk away.

Birmingham Airport and the NEC can be reached in less than twenty minutes and the popular town of Solihull is also only thirty minutes from the front door.

An ideal and convenient family location.



### GROUND FLOOR

Storm Porch	
Hallway	
Living Room	14'11" x 12'11"
Dining Room	14'2" x 10'7"
Kitchen	18'1" x 8'1"
Shower Room	

### FIRST FLOOR

Bedroom One	14'10" x 11'5"
Bedroom Two	11'9" x 12'11"
Bedroom Three	8'3" x 7'3"
Wet Room	5'10" x 5'10"