



 **SHORTLAND
HORNE**

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Appledore Drive
Allesley Green CV5 7PH

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* BRYANT BUILT 3 BEDROOM SEMI * NO UPWARD CHAIN * PLEASANT CUL DE SAC SETTING * REFITTED KITCHEN & FULLY TILED SHOWER CUBICLE * DIRECT ACCESS INTEGRAL GARAGE WITH ADDITIONAL CAR PARKING * VIEWING HIGHLY RECOMMENDED

Nestled in the charming Appledore Drive, Allesley Green, Coventry, this delightful Bryant built 3-bedroom semi-detached house is a gem waiting to be discovered. Situated in a peaceful cul-de-sac within a sought-after modern development, this property offers the perfect blend of comfort and convenience with gas central heating and double glazed windows.

As you step inside, you are greeted by a warm and inviting through lounge, leading to a brick-built conservatory that bathes the space in natural light - ideal for relaxing with a cup of tea or entertaining guests overlooking the private rear garden. The fully tiled shower room boasts a corner cubicle, adding a touch of luxury to your daily routine.

With a spacious through lounge and 3 cosy bedrooms, there is ample space for both relaxation and productivity. Whether you're looking to unwind after a long day or work from home in comfort, this property caters to all your needs.

What sets this property apart is the fact that it comes with no upward chain, making the buying process smooth and hassle-free. Don't miss this opportunity to make this house your home sweet home in the heart of Coventry.







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Dimensions

VESTIBULE HALL

ATTRACTIVE
LOUNGE/ DINING
ROOM

6.83 x 3.31

REFITTED KITCHEN
WITH WHITE
FRONTED UNITS

2.68 x 2.23

BRICK BUILT
DOUBLE GLAZED
CONSERVATORY

3.00 x 2.55

LANDING

BEDROOM ONE

4.02 x 3.01

BEDROOM TWO

3.01 x 2.75

BEDROOM THREE

2.57 x 2.49

FULLY TILED
SHOWER ROOM

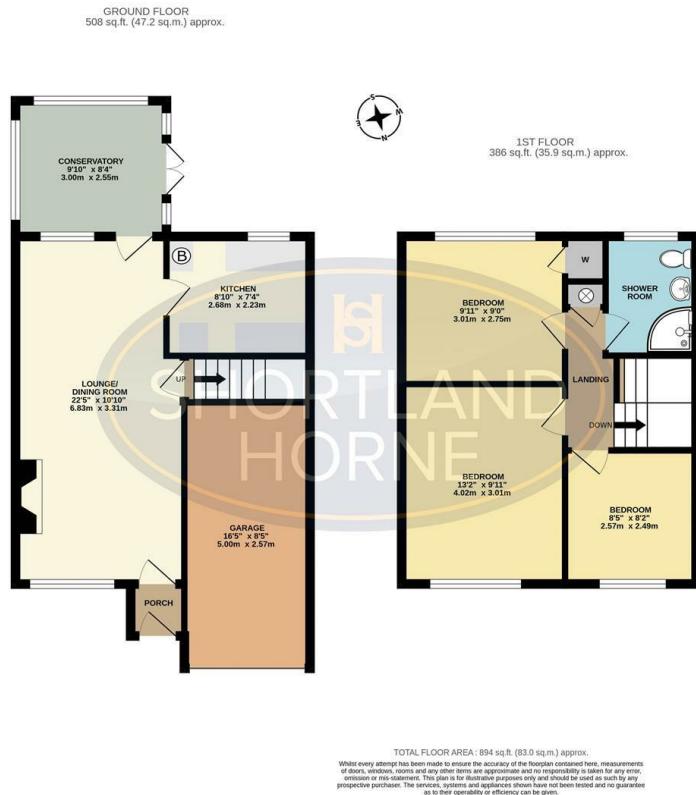
DIRECT ACCESS
INTEGRAL GARAGE
5.00 x 2.57

FRONT & ENCLOSED
PRIVATE REAR
GARDEN

NO UPWARD CHAIN
VIEWING HIGHLY
RECOMMENDED



Floor Plan



Total area: 894.00 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

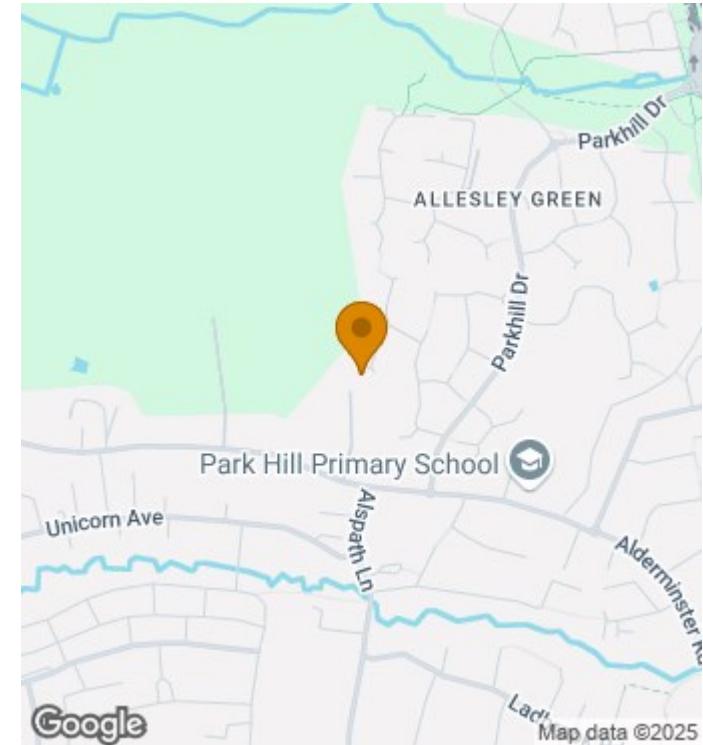
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

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			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
86		70	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
86		70	



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