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Browns Lane
CV5 9EH

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VERY WELL PRESENTED FAMILY HOME
POSITIONED ON A VERY GENEROUS PLOT!

This beautiful three bedroom semi detached house is located within the extremely popular and sought after area of Browns Lane, Allesley, within easy reach of local schools, shops and the motorway network.

The ground floor offers a entrance porch, an hallway with doors leading off to a spacious lounge, a dining room with doors leading out to the garden, a fully fitted kitchen with space for a gas cooker, fridge and a freezer. There is also a separate utility area and a store room.

On the first floor you will find a family bathroom, two double bedrooms and a single bedroom.

Outside to the front of the property is a driveway providing parking for up to several vehicles and to the rear is a fully enclosed much larger than average garden.







Dimensions

GROUND FLOOR

Storm Porch

Entrance Hallway

Living Room

4.04m x 3.61m

Dining Room

3.91m x 3.38m

Kitchen

2.57m x 2.08m

Utility Room

Store Room

FIRST FLOOR

Bedroom One

4.04m x 3.58m

Bedroom Two

3.91m x 3.30m

Bedroom Three

2.36m x 1.88m

Bathroom

2.08m x 2.16m

Floor Plan



Total area: 1046.40 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

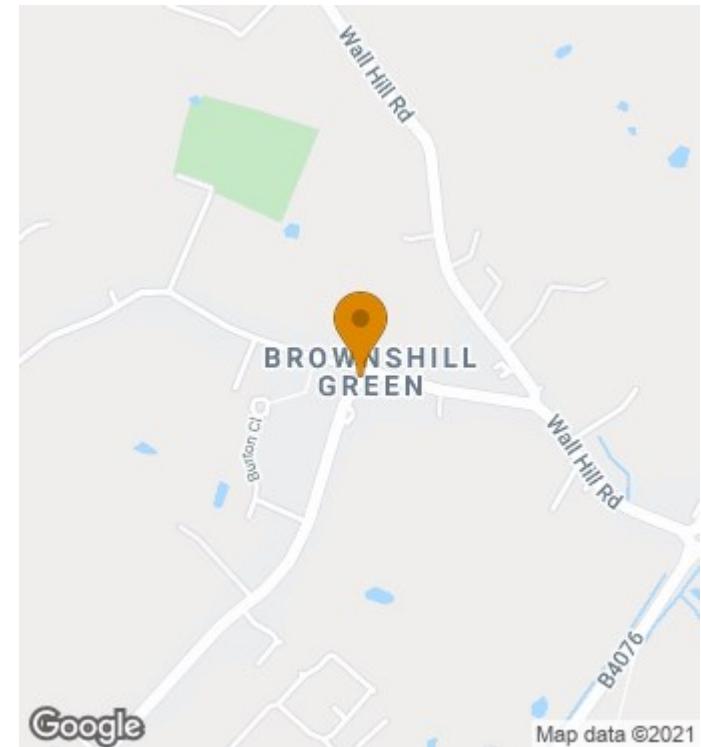
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC



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