



35 BUTT LANE

ALLESLEY, CV5 9FB

- 4 Bedroom Semi Detached Property
- Huge Potential • Chain Free Sale



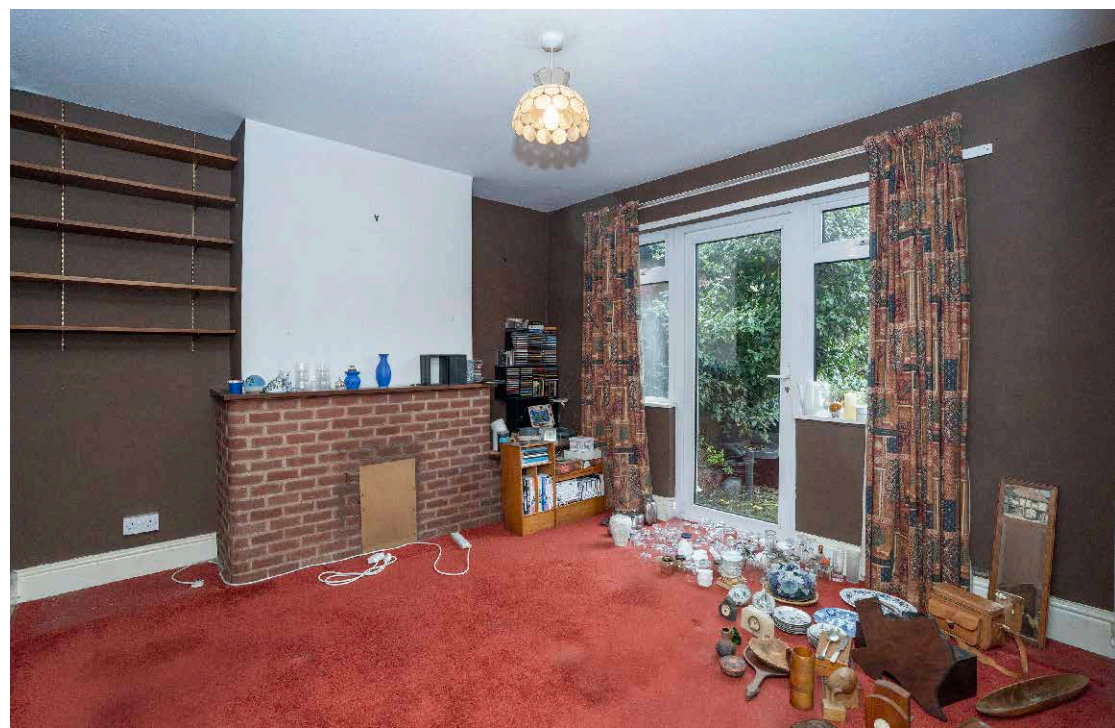
THE PROPERTY

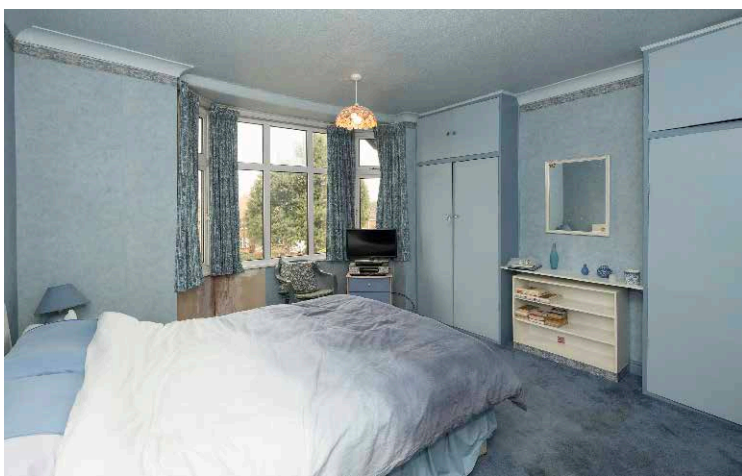
A rare opportunity to purchase a property with huge potential in one of Coventry's finest locations. Nestled in the village end of Butt Lane with stunning rural views to the front elevation and a large private rear garden this property has huge potential and I'm sure would make a 'forever home' for the lucky purchasers.

The flexible family accommodation briefly offers, Reception Porch, Entrance Hall with stairs rise to the first floor, Lounge with bay window, Dining Room with door leading out to the rear garden. extended Kitchen with adjoining Utility Room and WC with personal door leading through to the garage.

To the first floor there are four bedrooms although what we have described as bedroom 3 is accessed via bedroom 4. This means as it currently stands, technically there are only three serviceable bedrooms. We would suggest that it could be possible to move the door to bedroom 3 to the landing, any potential purchaser would have to make their own investigation with the relevant professionals.

Externally there is direct vehicular access to a large driveway providing ample off street parking before leading to the garage. The rear garden is a fantastic size and measures approx 76m or 250ft in length with the total plot from front to back measuring 110m or 360ft.





THE LOCATION

Allesley is one of the most desirable and prestigious suburbs in Coventry and offers an attractive, semi-rural setting quite some distance from the hustle and bustle of the city. Ideal for countryside walks, exercising pets and for the more fitness conscious there are some great trail running routes!

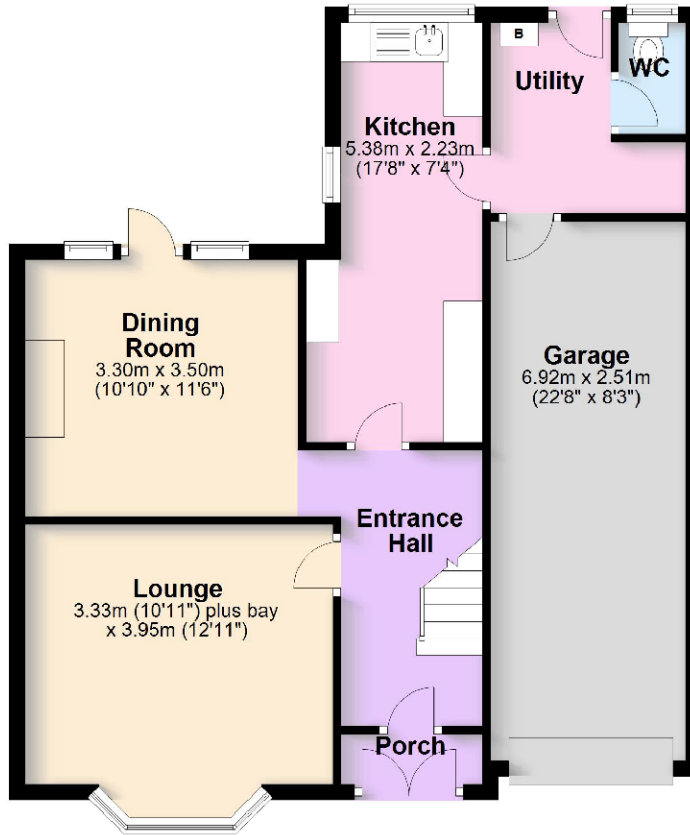
The popular Rainbow Inn is only a short walk away where there is a great food menu and Beer Garden which proves very popular in the summer months.

The area is well served by local schools including Coundon Court and Westwood Academy. There are shops available in nearby Meriden and Mount Nod. By car, the area is well served by both Canley Retail Park and Cannon Park Shopping Centre. The A45 Trunk Road is close by providing an excellent road link to Coventry, the NEC and Birmingham Airport.

THE FLOORPLAN

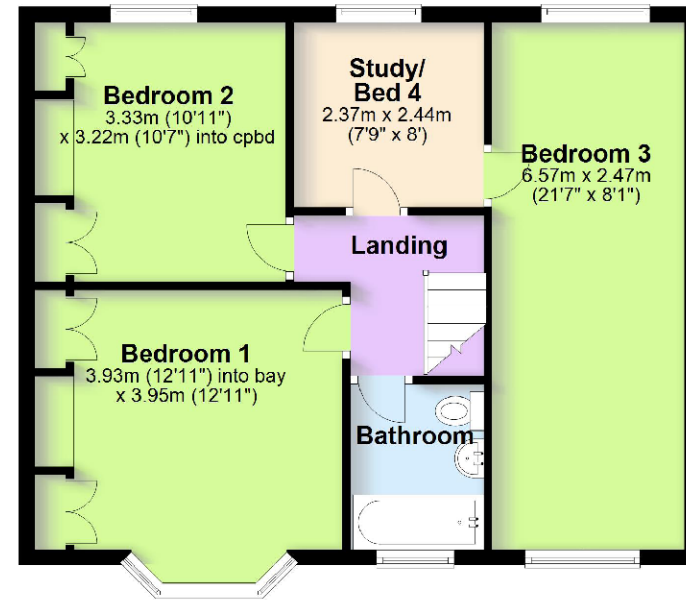
Ground Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



Total area: approx. 126.3 sq. metres (1359.0 sq. feet)



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