



## 18 LARKFIELD WAY

ALLESLEY GREEN, CV5 7QB

- 4 Bedroom Detached Property
- Excellent Further Potential
- Chain Free Sale





## THE PROPERTY

We are delighted to market this detached four bedroom family home, situated on a corner plot in the popular location of Allesley Green. Arriving to market chain-free, it offers swift ownership potential to buyers who can appreciate the rarity of the find and the opportunity.

A much-loved family home, well maintained and updated over the years, it's now looking for new owners to modernise where required, add their mark and make it their own for generations to come.

The property is offered with no onward chain, and would be perfect for a growing family. You have beautiful gardens to three sides of the house making the position very private, and the house also offers excellent further potential. You also have a double garage and a driveway for several vehicles.

In brief the accommodation comprises, porch, entrance hall, cloakroom with w.c, boot room, fully fitted kitchen, large living room with feature fireplace, lovely sun room overlooking your private rear garden leading into a conservatory. Double garage housing the central heating boiler, and door leading out to the rear garden.

To the first floor accommodation landing with storage cupboard, bedroom one to the rear elevation with modern fitted ensuite shower room, bedroom two to the rear, refitted family shower room, and two further bedrooms to the front of the house.







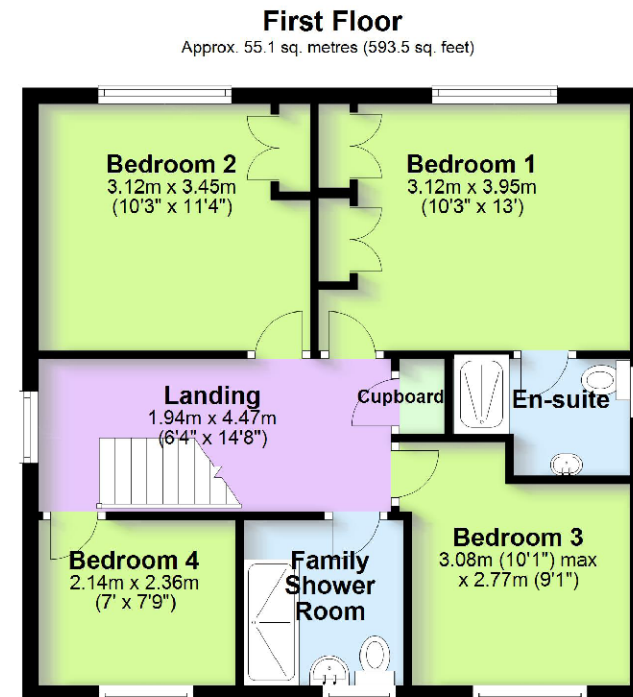
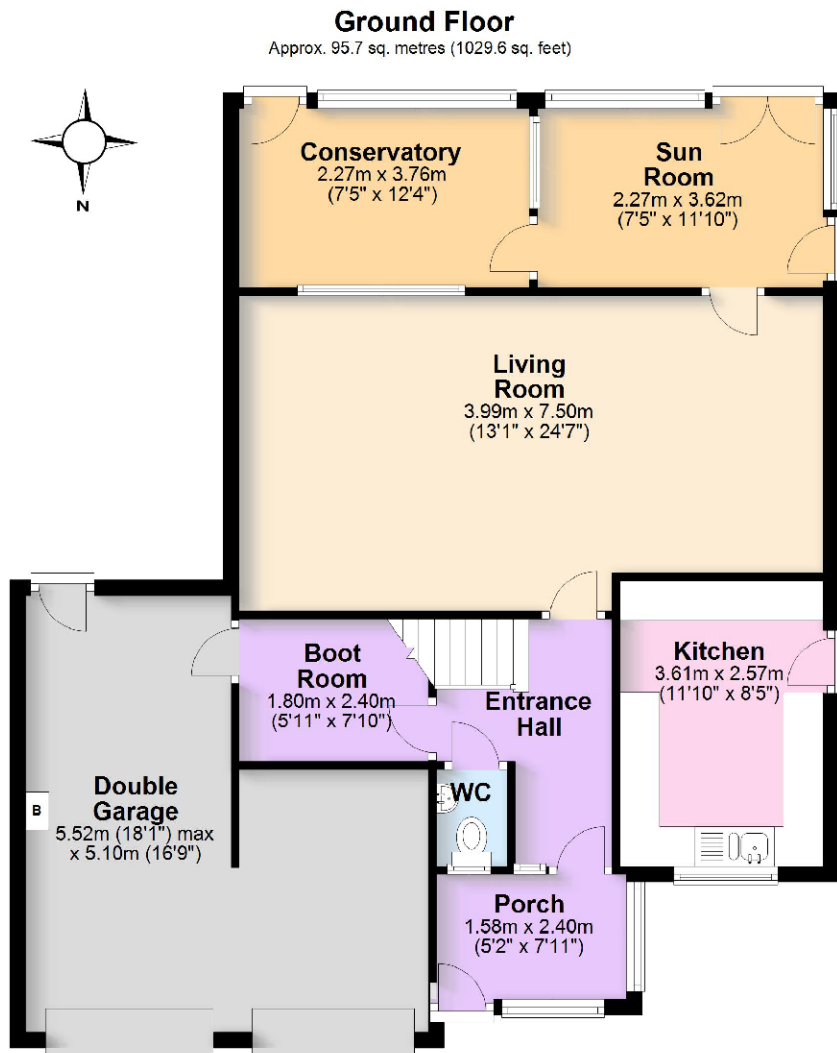
## THE LOCATION

Allesley Green is one of the most popular suburbs in Coventry and the area is well served by local schools including West Coventry Academy and Park Hill Primary school.

There are local shops available within easy walking distance and Allesley Park is a short jaunt away. By car, the area is well served by both Canley Retail Park and Cannon Park Shopping Centre. The A45 trunk road is a short distance away leading onto the area's network of commuter roads. Birmingham is easily accessible being only a 30 minute journey by car.

Birmingham Airport, the NEC and Birmingham International Train Station are all within 15 minutes drive.

# THE FLOORPLAN



Total area: approx. 150.8 sq. metres (1623.1 sq. feet)



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