



165 Browns Lane Allesley, Coventry, CV5 9DY

**** HIGHLY INDIVIDUAL ** FULLY REFURBISHED **** A double fronted detached characterful home occupying this wonderful edge of the city position, a stones throw from glorious open countryside. This very adaptable home is perfect for a family with the option to create a self-contained one bedroom annexe, all on the ground floor, ideal for an elderly relative or teenager. The rear garden boasts a magnificent 'lanai' perfect for entertaining and al fresco dining, together with a decked seating area. Briefly the property, which enjoys gas heating, three wood burning stoves and double glazing, offers an enclosed porch, reception hall, well proportioned lounge, dining room, ground floor bathroom, office/bedroom no.5, utility room, bar area, stunning kitchen/breakfast room with bi fold doors to the lanai. There are four generous first floor bedrooms, three with wardrobes and two shower rooms (one en suite) The front creates off-road parking for a number of vehicles allowing access to the large garage having an electric door. **INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.**

Allesley is regarded as one of the most sought after suburbs of the city in which to reside, on the very western edge, close to open greenbelt, creating a delightful semi-rural atmosphere. Ideal for young families, the area is especially well served by a range of highly regarded schools for all ages including Allesley Primary and Coundon Court. Various daily shops and transport services are available and first class road links include the A45 allowing easy access to local areas including Meriden, Solihull and of course Birmingham.

£530,000

165 Browns Lane

Allesley, Coventry, CV5 9DY



- COMPLETELY REMODELLED 1930'S DETACHED PROPERTY
- HIGH SPECIFICATION THROUGHOUT, THOUGHTFULLY EXTENDED
- DELIGHTFULLY LANDSCAPED , SUNNY REAR GARDEN
- FOUR/FIVE BEDROOMS, POTENTIAL SEPARATE SUITE
- SO MANY FEATURES, VIEWING CONSIDERED ESSENTIAL
- STRICTLY AVAILABLE WITH NO UPWARD CHAIN

ON THE GROUND FLOOR

Enclosed Porch

6'11 x 4'5

Reception Hall

11'11 x 4'11

Excellent Lounge

17'7 x 11'10

Dining Room

17'7 x 11'8

Bathroom

6'2 x 4'4

Home Office/Bedroom No.5

11'6 x 9'11

Utility Room

11'3 x 6'1

Bar Area

6'5 x 5'11

Kitchen/Breakfast Room

14'1 x 13'11 overall

ON THE FIRST FLOOR

Bedroom No.1

10'5 x 10'2

En Suite Shower Room

5'7 x 3'6

Bedroom No.2

11'10 x 9'1

Bedroom No.3

10'2 x 9'3

Bedroom No.4

9'1 x 5'5

Shower Room

7'6 x 5'7

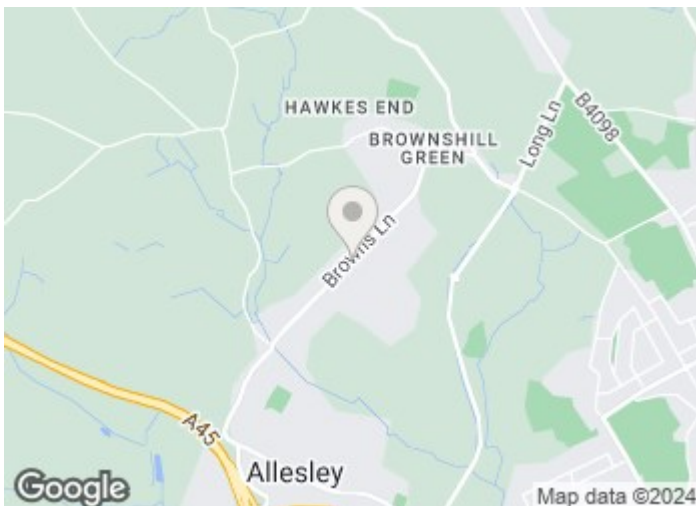
OUTSIDE

Garage

18'1 x 7'5

Lanai

15'9 x 11'9

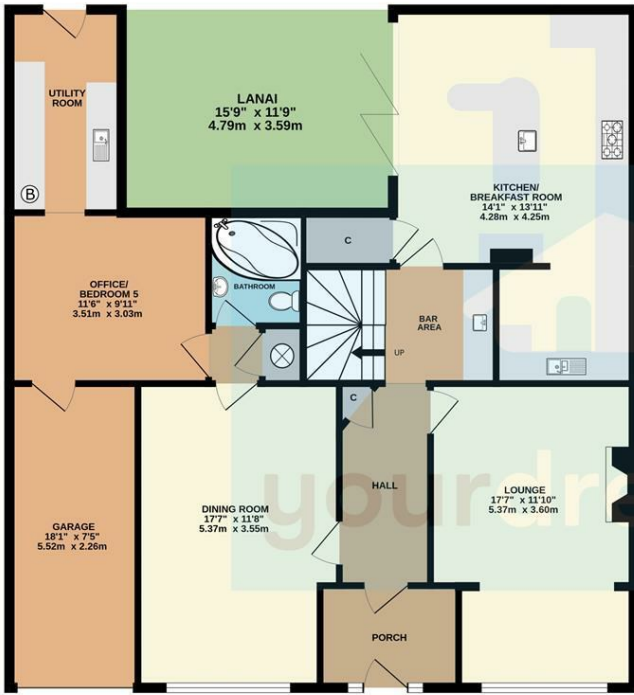


[Directions](#)

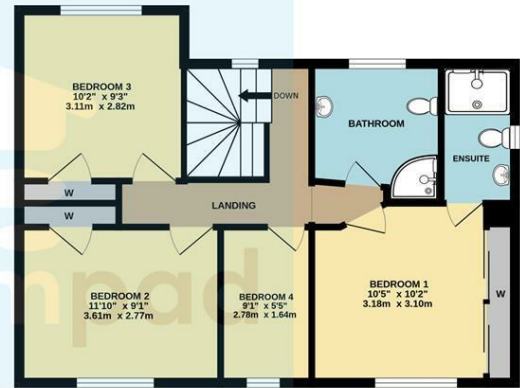


Floor Plan

GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1783 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		67	
(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	