



## 336 Browns Lane Allesley, Coventry, CV5 9EE

A thoughtfully extended, traditional double bayed family sized semi-detached home enjoying a delightful position, featuring countryside views. Offered with early vacant possession, the property includes both gas heating and double glazing, has a broad coloured block paved driveway together with a glorious, extensive rear garden, being west facing, beautifully kept and extremely private. Comprising of a through hall, front lounge, dining room and sitting area, well fitted breakfast kitchen with a Silestone coloured feature island, utility room, wet room and laundry room. There are three first floor bedrooms, family bathroom and a fully boarded loft. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

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 wonderful countryside creating a delightful semi-rural atmosphere. Perfect 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.

**£395,000**



# 336 Browns Lane

Allesley, Coventry, CV5 9EE



- APPEALING 1930'S BUILT HOME
- MODERN GAS BOILER
- VERY SUNNY REAR GARDEN
- OUTSTANDING FRONT VIEWS
- EXTENDED TO BOTH SIDE/REAR
- CLOSE TO EXCELLENT SCHOOLS
- PARKING FOR SEVERAL VEHICLES
- RANGE OF FITTED WARDROBES

## ON THE GROUND FLOOR

### Through Hall

14'5" x 5'11" (4.4m x 1.81m )

### Front Lounge

11'9" plus bay x 10'11" (3.59m plus bay x 3.33m )

### Dining Area

12'11" x 10'11" (3.96m x 3.35m )

### Sitting Area

10'11" x 9'1" (3.35m x 2.77m )

### Extended Breakfast Kitchen

18'4" max x 12'6" (5.60m max x 3.83m )

### Utility Room

15'10" max x 6'3" (4.84m max x 1.91m )

### Wet Room

6'2" x 2'10" (1.88m x 0.88m )

### Laundry Room

5'4" x 4'1" (1.65m x 1.27m )

## ON THE FIRST FLOOR

### Bedroom No.1

12'0" plus bay x 8'7" (3.67m plus bay x 2.63m )

### Bedroom No.2

13'0" x 8'8" (3.98m x 2.65m )

### Bedroom No.3

9'0" x 5'11" (2.75m x 1.81m )

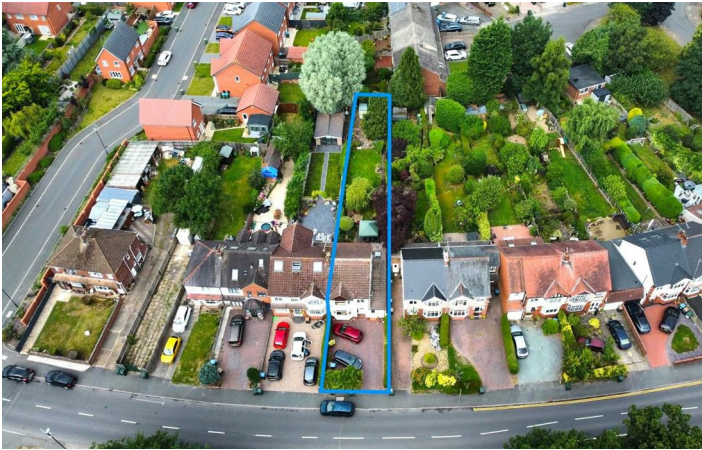
### Bathroom

7'10" x 5'10" (2.39m x 1.80m )



[Directions](#)







# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	