



**Connells**

Marystow Close  
Allesley Coventry



## Property Description

**\*\*NO UPWARD CHAIN\*\*** This semi-detached bungalow situated in an unrivalled semi-rural location on the very western edge of the City, enjoying panoramic views across glorious open countryside. Situated just off Browns Lane, being well served by various daily amenities such as City Centre bus services and shops and ideally placed for access to the A45 and therefore the Midland Motorway Network. The accommodation briefly comprises : lounge, fitted kitchen, conservatory opening onto rear garden, two good sized bedrooms and a fitted shower room. Externally there are front & rear gardens coal store room and a garage. Access to the rear is via security gates which provide generous parking.

## Approach

Upvc door.

## Entrance Hall

Doors to;

## Lounge

16' 7" x 11' 10" ( 5.05m x 3.61m )  
Double glazed window to the front elevation, radiator, television point and electric fire.

## Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine and dishwasher, space for domestic appliance, radiator, double glazed window to the rear elevation.

## Conservatory

17' 3" x 14' ( 5.26m x 4.27m )  
Double glazed windows and double glazed door opening onto rear garden.

## Bedroom One

13' 11" x 10' 4" ( 4.24m x 3.15m )  
Double glazed window to the rear elevation, fitted storage and radiator.

## Bedroom Two/Study

9' 6" x 8' 6" ( 2.90m x 2.59m )  
Double glazed window to the rear elevation and radiator.

## Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet and double glazed window to the rear elevation.

## Outside

### Front Garden

Lawned with access to front door.

### Rear Garden

Low maintenance paved garden.

## Garage

17' 9" x 10' 2" ( 5.41m x 3.10m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

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Tenure: Freehold



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