



**Connells**

Browns Lane  
Allesley Coventry





## Property Description

This semi detached property is located in the popular residential area of Allesley being close to local amenities within the village, excellent school catchment area and great road network, including A45, A46 & M42. The accommodation briefly comprises: ground floor entrance hall, study, lounge with arch to dining room, fitted kitchen and a utility. To the first floor there are three bedrooms and a fitted shower room. To the second floor there is a bedroom and fitted shower room. Outside there is a driveway to the front providing off road parking and a rear garden.

## Approach

Double glazed front door.

## Porch

Door to utility and door to entrance hall.

## Entrance Hall

Stairs to first floor, radiator, cupboard and wooden flooring.

## Study

10' 11" x 8' 6" ( 3.33m x 2.59m )  
Double glazed window to the side elevation.

## Lounge

16' 5" x 11' 10" ( 5.00m x 3.61m )  
Double glazed patio doors opening onto the rear garden, gas fire and wooden flooring. Through to;

## Dining Area

8' 10" x 8' 4" ( 2.69m x 2.54m )  
Double glazed window to the rear elevation and through to;

## Fitted Kitchen

13' 9" x 8' 7" ( 4.19m x 2.62m )  
Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Gas cooker point, space for domestic appliance, radiator, double glazed window to the side elevation.

## Utility Room

8' 9" x 5' 2" ( 2.67m x 1.57m )  
Plumbing for washing machine, radiator.

## First Floor Landing

Double glazed window to the front elevation and doors to;

## Bedroom One

12' 11" x 11' into wardrobe ( 3.94m x 3.35m into wardrobe )  
Double glazed window to the rear elevation, fitted wardrobe and radiator.

## Bedroom Two

11' 3" x 11' ( 3.43m x 3.35m )  
Double glazed window to the front elevation and radiator.

## Bedroom Three

8' 11" x 9' 1" ( 2.72m x 2.77m )  
Double glazed window to the rear elevation and radiator.

## Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin & toilet set into vanity unit, heated towel rail and double glazed window to the side elevation.

## Second Floor Landing

Doors to:

### Bedroom Four

14' 5" x 11' 2" plus recess ( 4.39m x 3.40m plus recess )

Double glazed window to the rear elevation, fitted wardrobe, laminate flooring and radiator.

### Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin & toilet set into vanity unit, heated towel rail and double glazed window to the rear elevation.

## Outside

### Front Of Property

Driveway providing off road parking for approximately four vehicles.

### Rear Garden

Paved patio area beyond being laid to lawn with borders and side access.







**Ground Floor**



**First Floor**



**Second Floor**

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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