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Browns Lane  
Allesley CV5 9ED

# Browns Lane

## CV5 9ED

Nestled in the charming semi-rural location Browns Lane, Allesley, Coventry, is this highly individual and fully refurbished link-detached house is a true gem waiting to be discovered. Boasting 5 bedrooms and 3 bathrooms spread across 1,350 sq ft, this characterful home offers a unique living experience.

As you step inside, you are greeted by a warm and inviting atmosphere, with a spacious reception hall leading to a well-proportioned lounge and dining room - perfect for hosting gatherings or simply relaxing with family.

The property also boasts a lovely kitchen/breakfast room with French opening to the decking which is a perfect spot for outdoor entertaining and al fresco dining. There is also access to a very useful W/C.

The property's standout feature is the option to create a self-contained one-bedroom annexe on the ground floor, perfect for accommodating an elderly relative or teenager, it's also perfect for a business working from home, a personal trainer, or a beauty salon. The rear garden is a delightful retreat, featuring a magnificent opportunity for outdoor entertaining and a decked seating area, ideal for al fresco dining.

Upstairs, you will find five bedrooms, three in which are good size doubles and the other two are generously sized single bedrooms, there is an en-suite shower room in one of the bigger doubles, three bedrooms featuring wardrobes and a family bathroom completes the first floor.

Outside, the rear garden is lovely, very private and has amazing views overlooking the countryside, complete with a decked seating area and offering a peaceful retreat from the hustle and bustle of everyday life. The front of the property provides off-road parking for multiple vehicles and grants access to that wonderful self contained granny flat.

Located on the edge of the city, Allesley is a sought-after suburb known for its semi-rural atmosphere and proximity to open greenbelt spaces. Families will appreciate the excellent selection of walks, schools nearby, including Allesley Primary and Coundon Court. With various shops, transport services, and easy access to major roadways like the A45, this property offers both convenience and tranquility.

Don't miss out on the opportunity to make this unique and adaptable property your new home. Call today to book your viewing and experience the charm of Allesley living at its finest.

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Entrance Hall

Lounge

5.13m x 3.25m

Dining Room

3.45m x 2.74m

Kitchen

5.11m x 3.45m

Shower Room

Utility Room

3.05m x 2.21m

### FIRST FLOOR

Bedroom

3.53m x 3.25m

En-Suite

Bedroom

3.30m x 2.57m

Bedroom

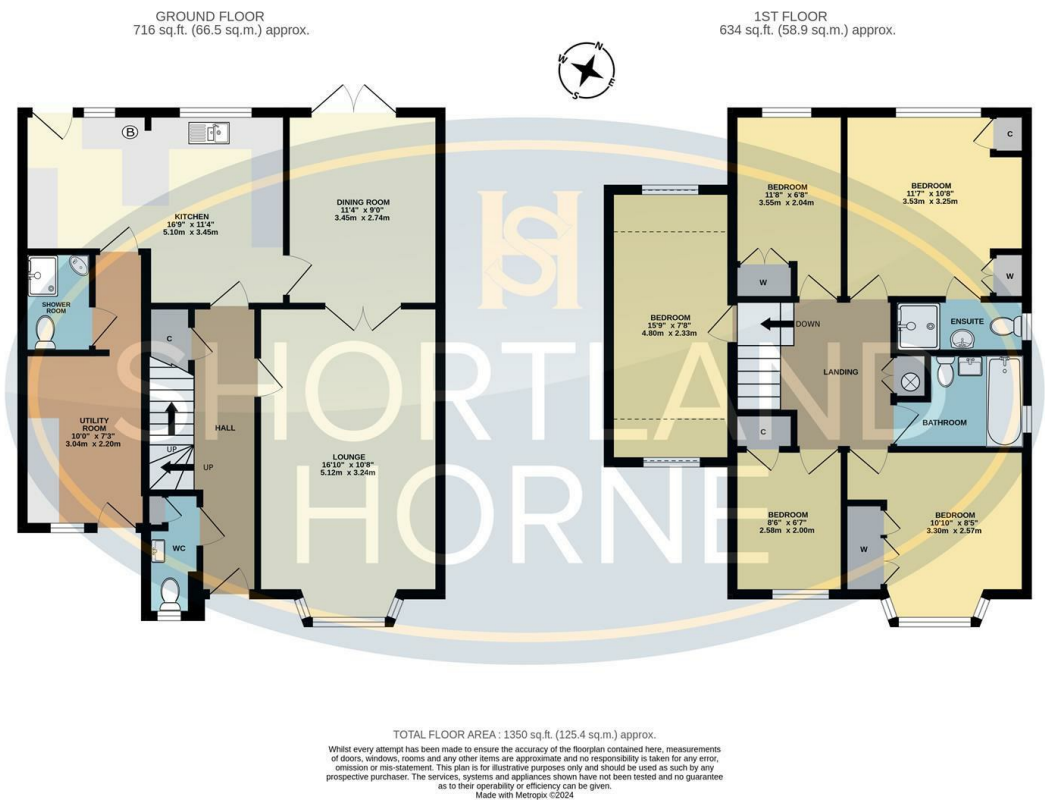
3.56m x 2.03m

Bedroom

4.80m x 2.34m

Bathroom

Floor Plan



Total area: 1350.00 sq ft

**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

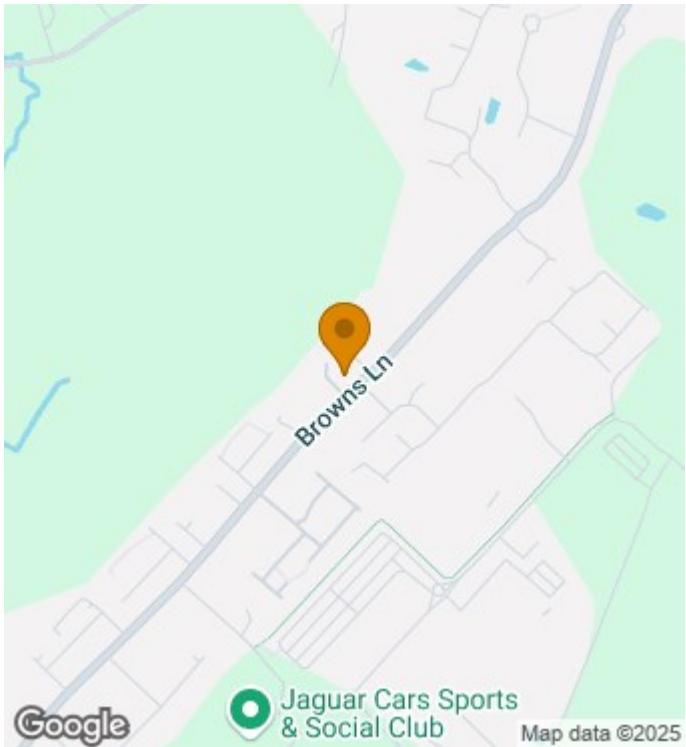
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

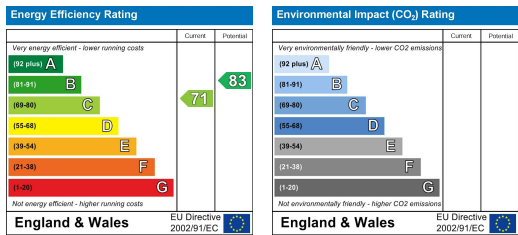
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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