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Property Experts



Lyons Drive
CV5 9PP

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Shortland Horne is delighted to present this exceptional four-bedroom detached family home located on Lyons Drive in the sought-after Swallows Nest development of Allesley, Coventry. This property offers a harmonious blend of comfort and convenience, making it an ideal choice for families.

Upon entering, you are welcomed by a spacious hallway that leads to three elegantly designed reception rooms. The generous lounge, featuring an electric fire, provides a warm and inviting atmosphere perfect for relaxation. Adjacent to the lounge, a delightful conservatory opens directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living. The modern fitted kitchen/diner is a chef's delight, equipped with integral appliances and ample space for family meals. Additionally, a utility room and a downstairs W/C enhance the practicality of the ground floor.

The first floor comprises four comfortable bedrooms, each fitted with wardrobes to ensure ample storage. The master bedroom boasts an en-suite bathroom, offering a private retreat, while a stylish family bathroom serves the remaining bedrooms.

selling quality
property since 1995

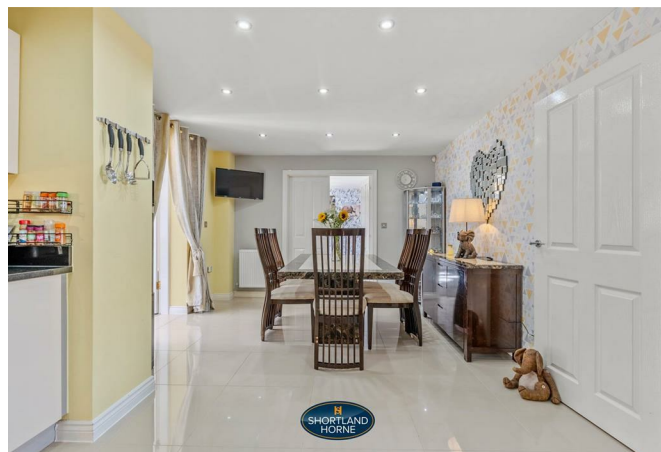
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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

7.44m x 3.81m

Kitchen/Dining Room

6.68m x 3.48m

Conservatory

5.79m x 2.46m

Utility Room

Office

2.74m x 2.39m

W/C

FIRST FLOOR

Bedroom One

4.19m x 3.89m

En-Suite

Bedroom Two

3.53m x 3.18m

En-Suite

Bedroom Three

3.84m x 2.59m

Bedroom Four

3.84m x 2.06m

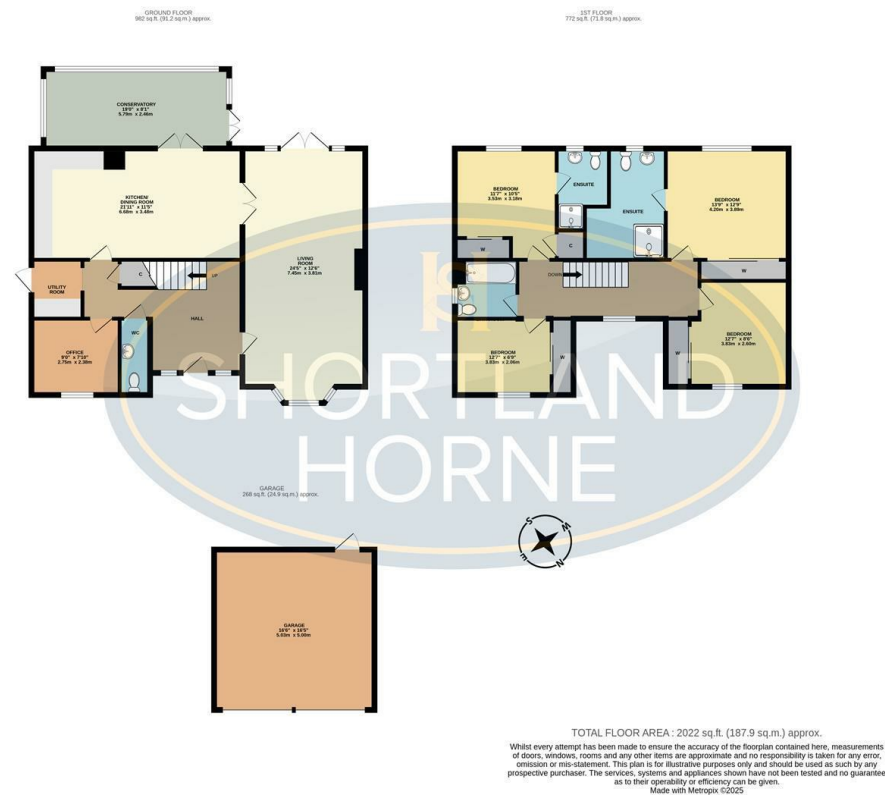
Bathroom

OUTSIDE

Garage

5.03m x 5.00m

Floor Plan



Total area: 2022.00 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

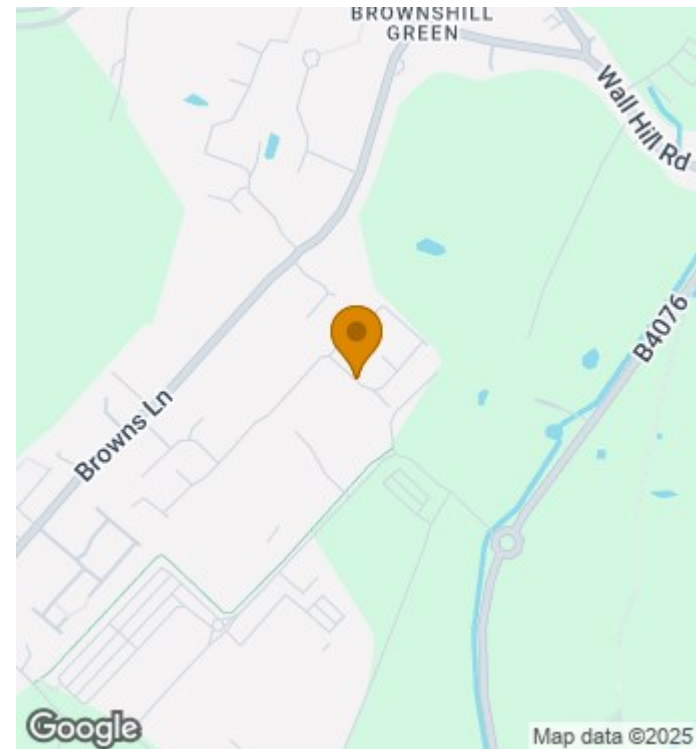
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

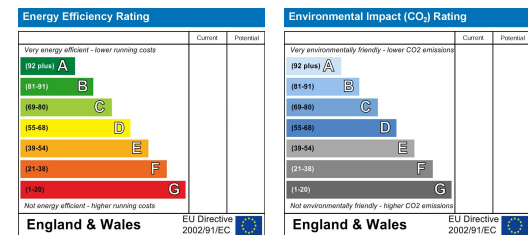
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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