



**EVANS**  
ESTATES



## **Browns Lane** **Allesley, Coventry, CV5 9EE** **Offers over £300,000**



Nestled in the desirable area of Allesley, Coventry, this charming three-bedroom semi-detached family home is now available for sale with no upward chain. Evans Estates is delighted to present this property, which boasts a wealth of features that make it an ideal choice for families and first-time buyers alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The lounge offers a comfortable space to unwind, while the dining room provides an excellent setting for family meals. The well-appointed kitchen completes the ground floor, ensuring that all your culinary needs are met.

As you ascend to the first floor, you will find three generously sized bedrooms, each offering ample natural light and space for personalisation. The family bathroom has been thoughtfully refitted, providing a modern touch to this lovely home.

Externally, the property features off-road parking, along with direct access to a garage, ensuring convenience for you and your family. The extensive rear garden is a true highlight, offering a private outdoor space for children to play or for hosting summer gatherings. Additionally, the front of the property boasts stunning field views, enhancing

- **No Upward Chain**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Refitted Family Bathroom**
- **Off Road Parking**
- **Stunning Front Views**

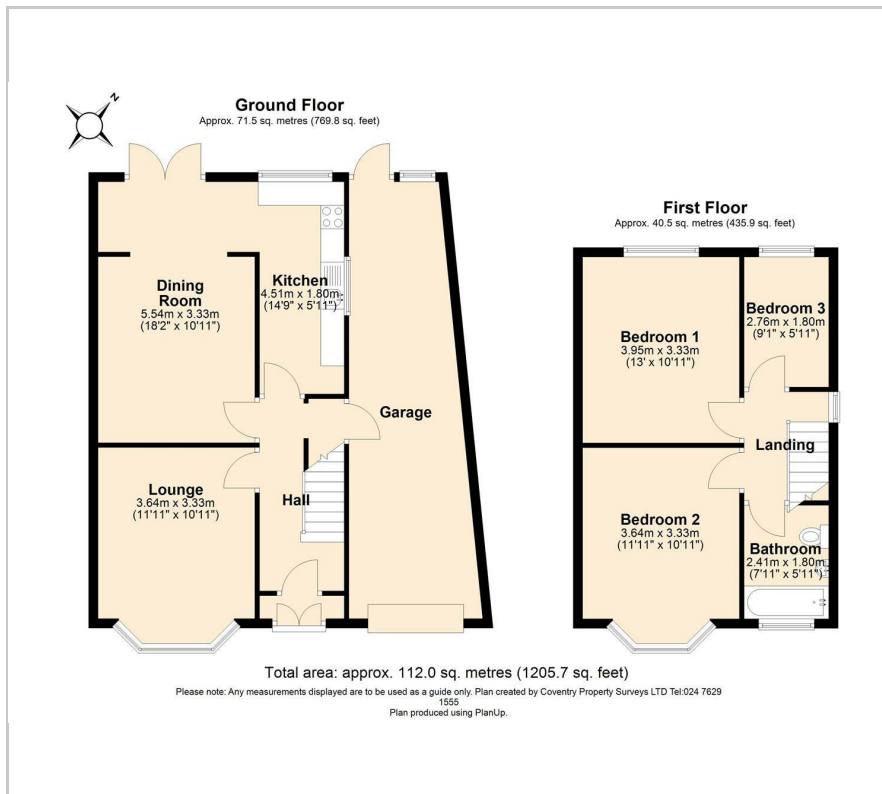
### **Viewing**

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

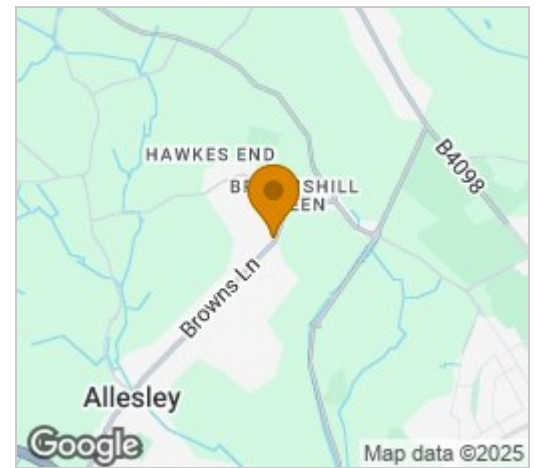




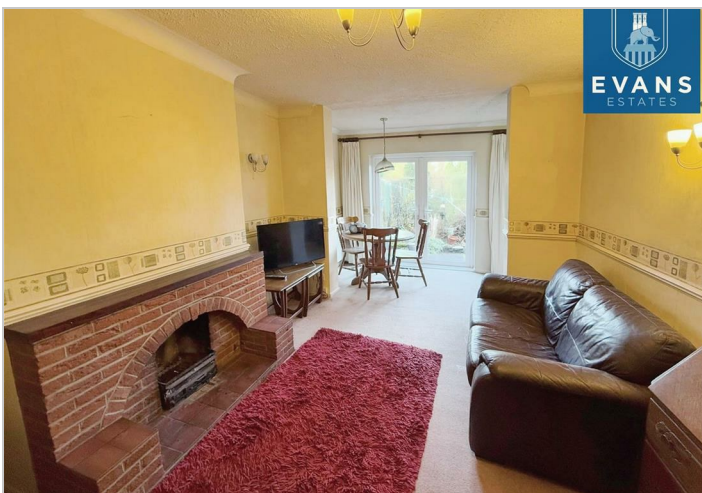
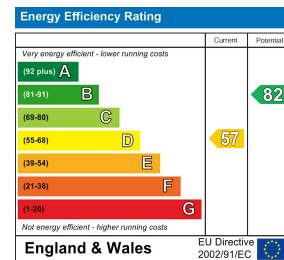
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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