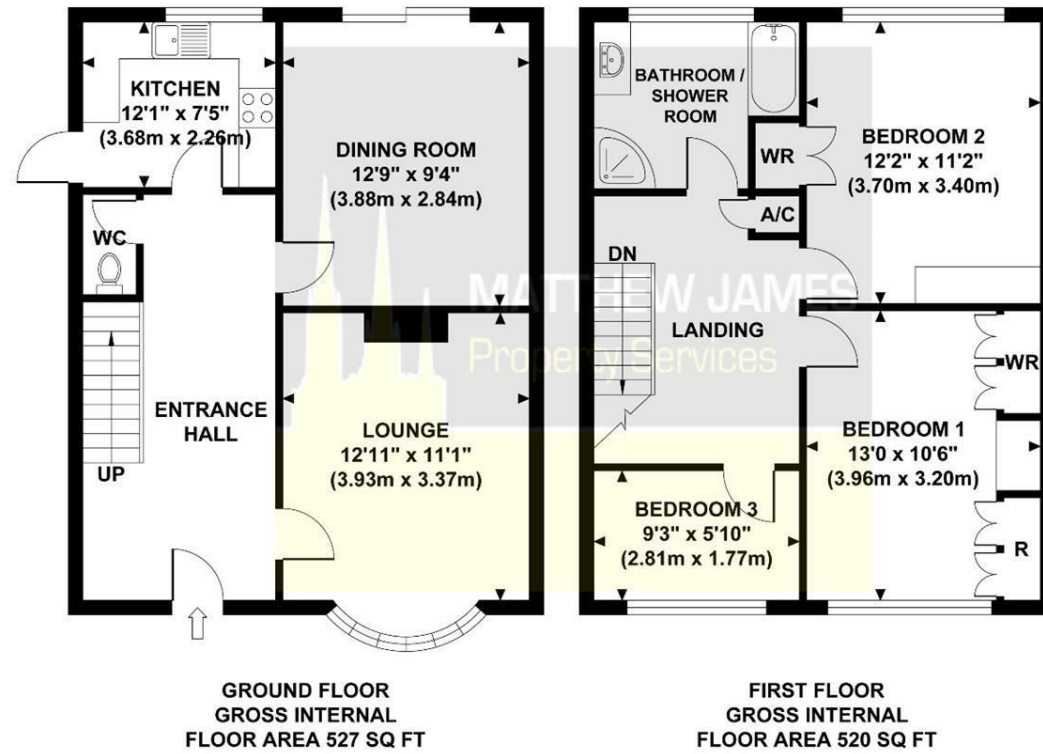




**BROWNS LANE**

Approximate Gross Internal Area 1048 sq ft / 97.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

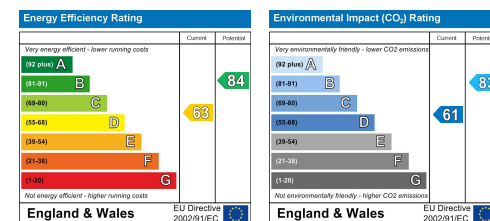


**46 Browns Lane**  
Allesley, COVENTRY CV5 9DS

THREE BEDROOMS... SOUGHT AFTER LOCATION... TWO RECEPTION ROOMS... RURAL VIEWS... MODERN KITCHEN... LOG BURNER... GARAGE TO REAR... SEMI DETACHED. Located on Browns Lane in Allesley and set back from the road, this lovely semi-detached property needs to be viewed to appreciate what is being offered for sale. Having beautiful rural views to the rear, two reception rooms, modern kitchen, three bedrooms, larger than average bathroom with separate shower cubicle and bath, front and rear gardens and a garage. Does this sound like your next home? Call us now to book your viewing!

**O.I.R.O £290,000**

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.



**CONTACT INFORMATION**

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# 46 Browns Lane

Allesley, COVENTRY CV5 9DS



- \*\* Semi Detached \*\*
- \*\* Rural Views To Rear \*\*
- \*\* Two Reception Rooms \*\*
- \*\* Bathroom With Separate Shower \*\*
- \*\* Garage To Rear \*\*
- \*\* Log Burner \*\*
- \*\* Great Location \*\*
- \*\* Set Back Off Road \*\*
- \*\* Three Bedrooms \*\*

## Front Garden

## Entrance Hallway

## Front Reception Room

12'11 x 11'1 (3.94m x 3.38m)

## Rear Reception Room

12'9 x 9'4 (3.89m x 2.84m)

## Ground Floor WC

4'6 x 2'5 (1.37m x 0.74m)

## Kitchen

12'1 x 7'5 (3.68m x 2.26m)

## First Floor Landing

## Bedroom One

13' x 10'6 (3.96m x 3.20m)

## Bedroom Two

12'2 x 11'2 (3.71m x 3.40m)

## Bedroom Three

9'3 x 5'10 (2.82m x 1.78m)

## Family Bathroom

9'2 x 7'6 (2.79m x 2.29m)

## Rear Garden

## Garage



## Directions

We are led to believe that the Council Tax band is C (Â £1487.77), but full confirmation can be sought by calling Coventry City Council on 02476 833333.

