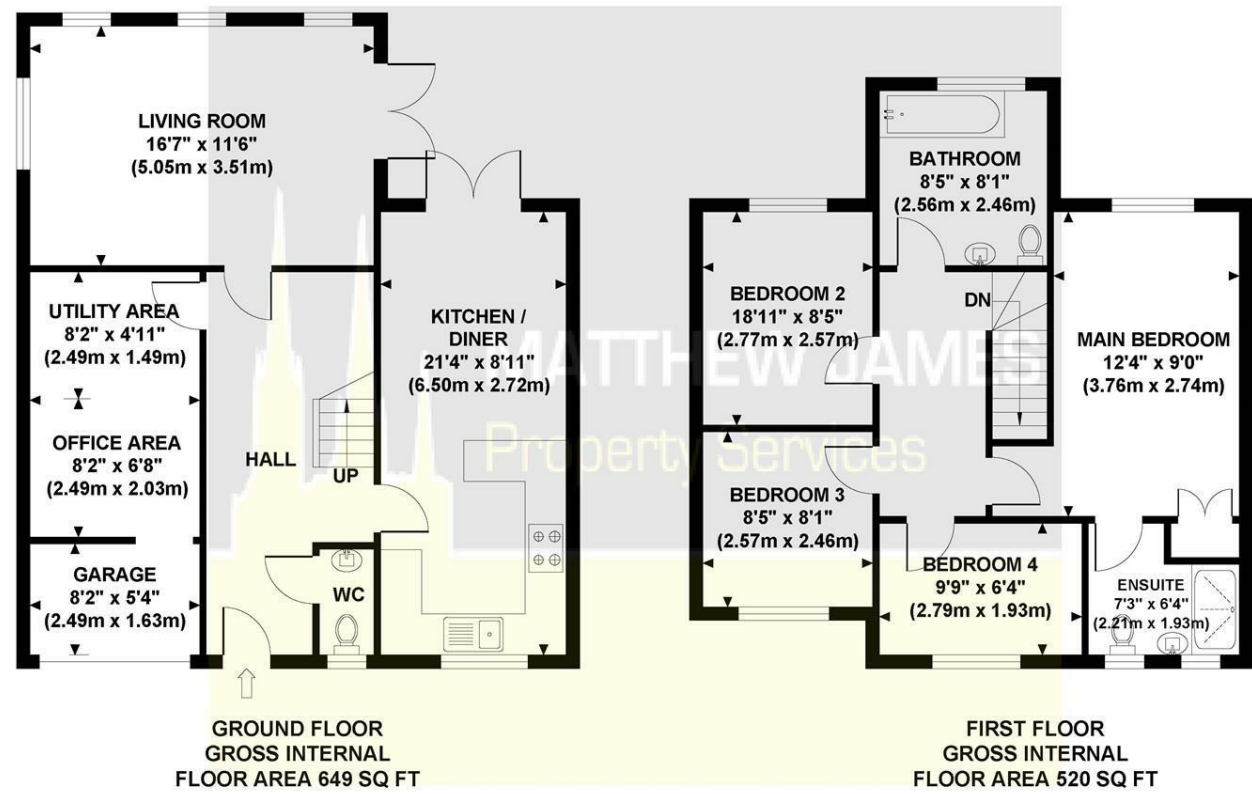


167 BROWNS LANE

Approximate Gross Internal Area 1169 sq ft / 108.60 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.



167 Browns Lane

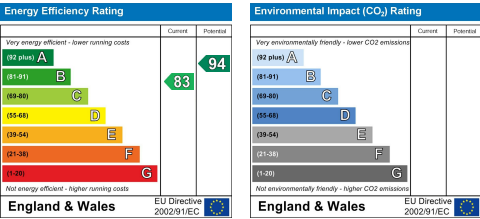
Allesley, Coventry CV5 9DY

NOW VACANT... NO UPWARD CHAIN... FOUR BEDROOMS... MASTER EN-SUITE... DETACHED... SOUGHT AFTER LOCATION... PRIVATE DRIVEWAY... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR WC... UTILITY AREA... STILL UNDER NHBC WARRANTY... This delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master en-suite, this property is ideal for families seeking both space and privacy.

Upon entering, you are greeted by a welcoming entrance hallway with a reception room off that sets the tone for the rest of the home. The ground floor features a convenient WC and a utility room / home office space, enhancing the practicality of daily life. The heart of the home is undoubtedly the open-plan kitchen and dining room, which provides an inviting space for family gatherings and entertaining guests having integrated appliances.

The property also has a private driveway with parking for two cars, ensuring ease of access and convenience. The house is beautifully presented throughout, making it a move-in ready option for prospective

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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167 Browns Lane
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- * FOUR BEDROOMS *
 - * STILL UNDER NHBC WARRANTY *
 - * OPEN PLAN KITCHEN DINING ROOM *
- * MASTER EN-SUITE *
 - * PRIVATE DRIVEWAY *
 - * UTILITY AREA / HOME OFFICE *
- * DETACHED *
 - * VACANT & NO UPWARD CHAIN *
 - * QUIET LOCATION *

Approach

Entrance Hallway

Utility Area

8'2 x 4'11 (2.49m x 1.50m)

Home Office Area

8'2 x 6'8 (2.49m x 2.03m)

Living Room

16'7 x 11'6 (5.05m x 3.51m)

Ground Floor WC

Kitchen / Diner

21'4 x 8'11 (6.50m x 2.72m)

First Floor Landing

Main Bedroom

12'4 x 9'0 (3.76m x 2.74m)

Master En-Suite

7'3 x 6'4 (2.21m x 1.93m)

Bedroom Two

18'11 x 8'5 (5.77m x 2.57m)

Bedroom Three

8'5 x 8'1 (2.57m x 2.46m)

Bedroom Four

9'9 x 6'4 (2.97m x 1.93m)

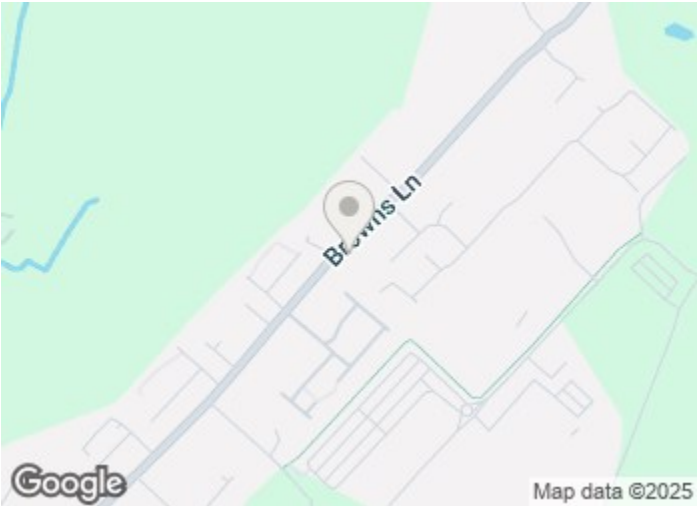
Family Bathroom

8'5 x 8'1 (2.57m x 2.46m)

Garage Storage Area

8'2 x 5'4 (2.49m x 1.63m)

Rear Garden



Directions

