



TAILOR MADE

SALES & LETTINGS



Browns Lane

Allesley, Coventry, CV5 9DZ

Offers Over £250,000



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Situated along the highly regarded Browns Lane in Allesley, this three-bedroom end of terrace family home offers generous and versatile accommodation, a mature rear garden, garage and the added benefit of solar panels. Offered to the market with NO ONWARD CHAIN, the property presents an excellent opportunity for buyers wishing to put their own stamp on a well-proportioned home in a desirable location.

The accommodation begins with an entrance hallway leading through to a spacious front living room, enjoying plenty of natural light from windows to both the front and side aspects.

To the rear is a separate dining room, providing ample space for a family dining table and enjoying views over the garden. From here there is access through to the kitchen, which offers a range of fitted units and work surfaces, integrated cooking facilities and further space for appliances. A door from the kitchen provides convenient access to the rear garden.

The first floor offers three bedrooms, including two well-proportioned double bedrooms and a third bedroom which could equally make an ideal child's bedroom, nursery or home office. The accommodation is completed by a shower room and separate WC.

One of the home's particularly attractive features is the established rear garden. Offering an excellent degree of space, the garden incorporates gravelled and paved areas, mature planted borders, established shrubs and trees, providing a pleasant

setting for outdoor seating and entertaining.

There is also a garage positioned to the rear, providing useful parking or additional storage.

Further benefits include solar panels, double glazing and gas central heating.

Browns Lane is particularly well positioned for families, providing convenient access to Allesley, Eastern Green and surrounding west Coventry areas, together with local schools, shops and everyday amenities. The location also offers excellent road connections towards Coventry city centre and the wider motorway network.

With its generous accommodation, established garden, garage and excellent potential for modernisation, this is a home that offers buyers the opportunity to create a superb long-term family property in one of Coventry's popular residential locations.

Offered for sale with NO ONWARD CHAIN – early viewing is highly recommended.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date

mortgage statement outlining your redemption figure

- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



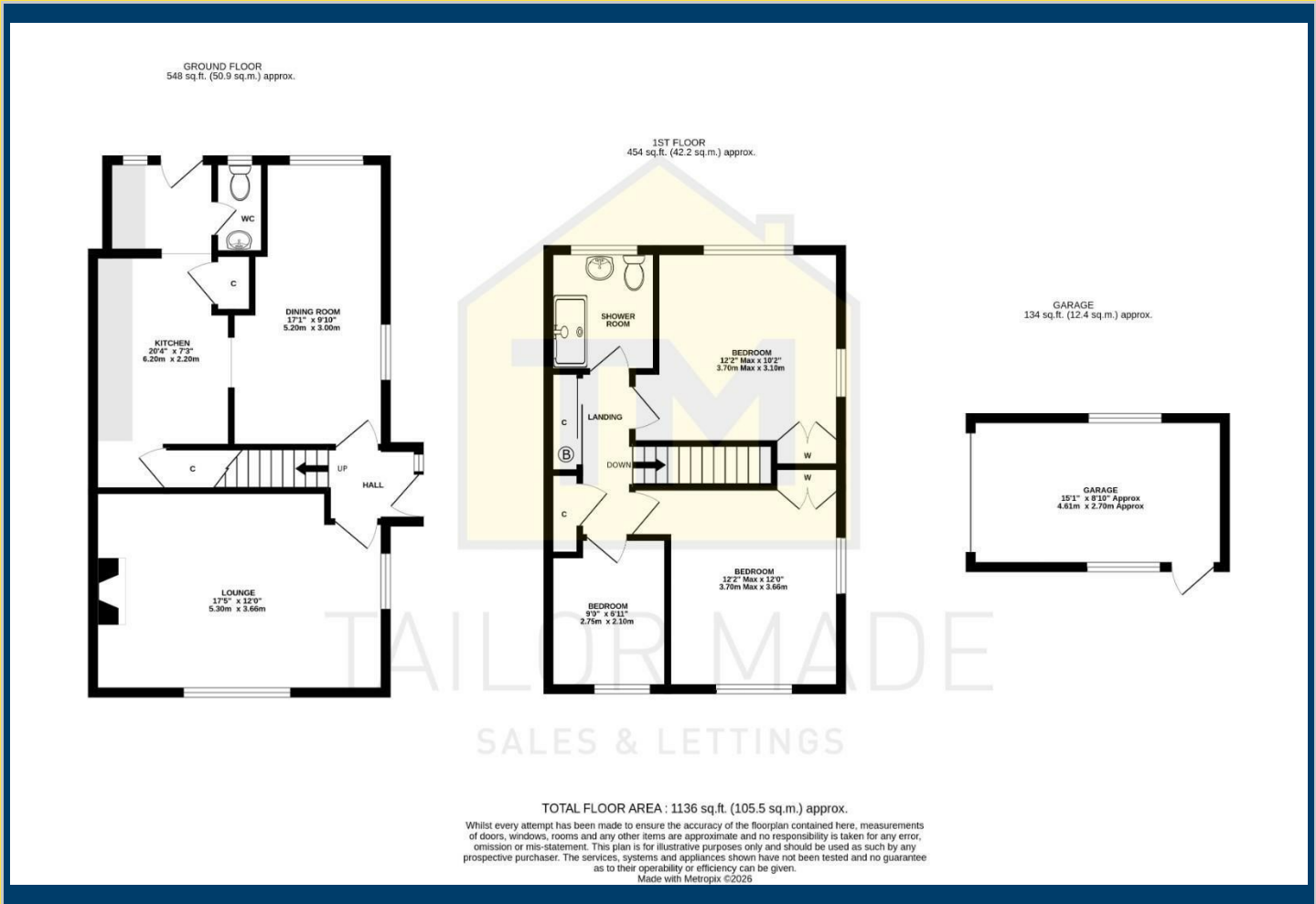
Hybrid Map



Terrain Map



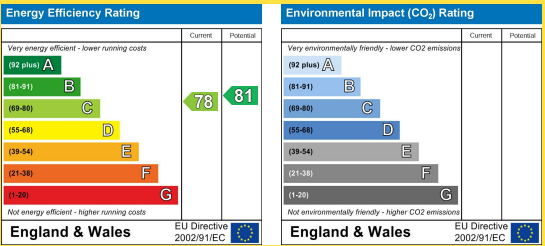
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

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