



Connells

Browns Lane
Allesley COVENTRY



Property Description

This semi detached property is located in the popular residential area of Allesley being close to local amenities within the village, excellent school catchment area and great road network, including A45, A46 & M42. The accommodation briefly comprises: ground floor entrance hall, study room, lounge with arch to dining room, fitted kitchen and a utility. To the first floor there are three bedrooms and a fitted shower room. To the second floor there is a bedroom and fitted shower room. Outside there is a driveway to the front providing off road parking and a rear garden.

Approach

Double glazed front door.

Porch

Door to utility and door to entrance hall.

Entrance Hall

Stairs to first floor, radiator, cupboard and wooden flooring.

Utility Room

Plumbing for washing machine, radiator.

Lounge

Double glazed patio doors opening onto the rear garden, gas fire and wooden flooring. Through to

Dining Area

Double glazed window to the rear elevation and through to;

Fitted Kitchen

Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Gas cooker point, space for domestic appliance, radiator, double glazed window to the side elevation.

First Floor Landing

Double glazed window to the front elevation and doors to;

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Bedroom Four

Double glazed window to the rear elevation and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin & toilet set into vanity unit, heated towel rail and double glazed window to the side elevation.

Second Floor Landing

Doors to:

Bedroom One

Double glazed window to the rear elevation, fitted wardrobe, laminate flooring and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin & toilet set into vanity unit, heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

Driveway providing off road parking for approximately four vehicles.

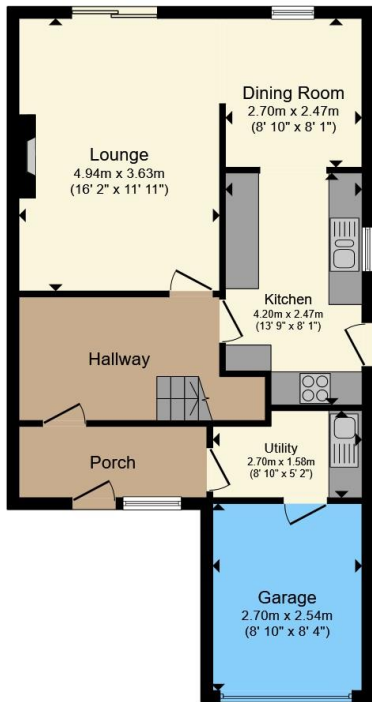
Rear Garden

Paved patio area beyond being laid to lawn with borders and side access.

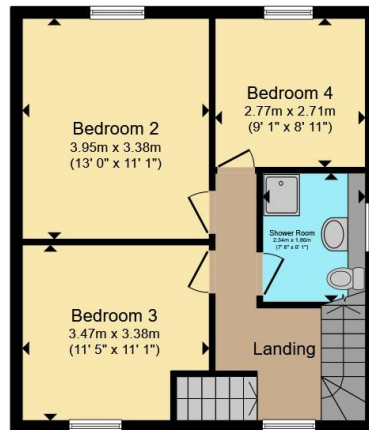
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



First Floor



Second Floor

Total floor area 131.5 m² (1,415 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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38 New Union Street
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EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/COV323629

Tenure: Freehold



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