



**46 Browns Lane, COVENTRY, CV5 9DS**  
**Offers In The Region Of £290,000**

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!

### **Front Garden**

Accessed via steps from Browns Lane which leads via a pathway to the front gate. The garden is laid mainly to lawn with planted borders, access to the rear elevation via a timber pedestrian gate and access to the newly installed front door into the:

### **Entrance Hallway**

Having a PVCu double glazed window to the side elevation, stairs off to the first floor and doors leading off to:

### **Front Reception Room**

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

Having a PVCu double glazed bay window to the front elevation and a feature fireplace with newly installed log burner.

### **Rear Reception Room**

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

Having PVCu double glazed patio doors to the rear elevation.

### **Ground Floor WC**

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

Having a low level flush WC, wash hand basin, extractor fan and tiling to all splash prone areas

### **Kitchen**

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

Having a PVCu double obscure glazed door to the side elevation, PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated fridge and freezer, space and plumbing for a washing machine, newly installed and integrated SMEG electric oven with gas hob and extractor over and tiling to all splash prone areas

### **First Floor Landing**

Having a PVCu double glazed window to the side elevation, access to the loft area (with drop down ladder) and doors leading off to:

### **Bedroom One**

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

Having a PVCu double glazed window to the front elevation and full built-in wardrobes to the one wall with matching dressing table.

### **Bedroom Two**

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

Having a PVCu double glazed window to the rear elevation with beautiful rural views, built-in wardrobes to two walls and dressing table.

### **Bedroom Three**

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

Having a PVCu double glazed window to the front elevation and built-in over stairs wardrobe / storage.

### **Family Bathroom**

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

Having an obscure PVCu double glazed window to the rear elevation, panel bath, low level flush WC, separate shower enclosure with shower, vanity style wash hand basin and tiling to all splash prone areas.

### **Rear Garden**

Being mainly laid to lawn with mature planted borders, paved patio area, access to the front elevation via a timber gate, barked play area and access to the:

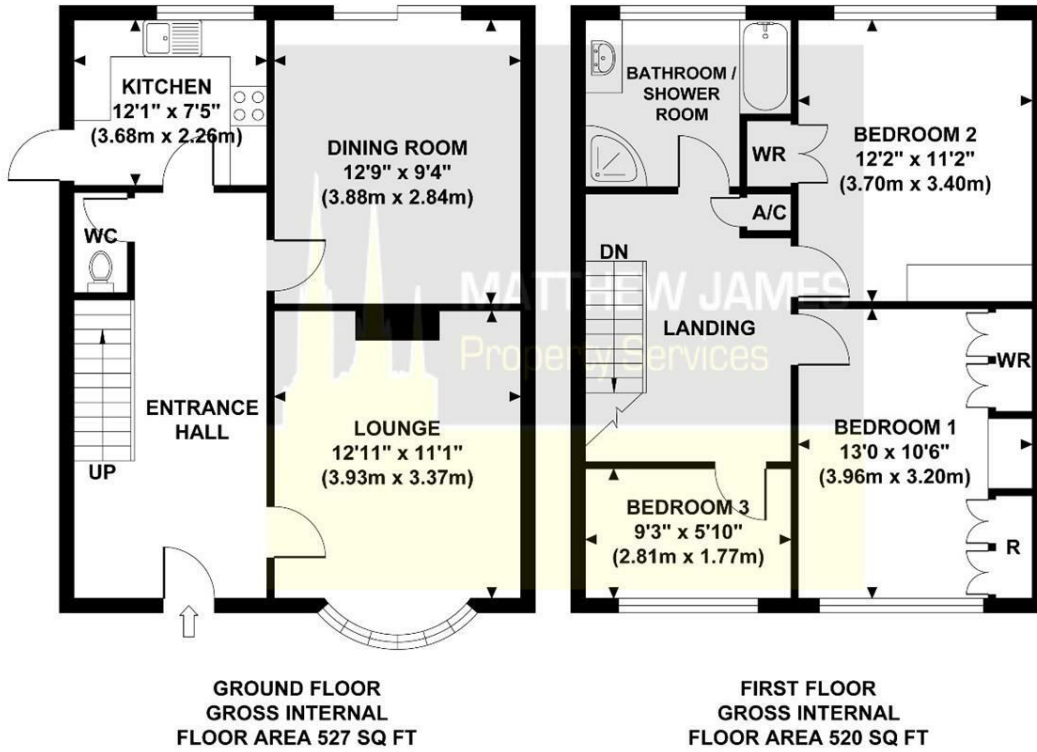
### **Garage**

(Not Measured) Having up and over door to the rear elevation and pedestrian door to the garden area.

# Floor Plan

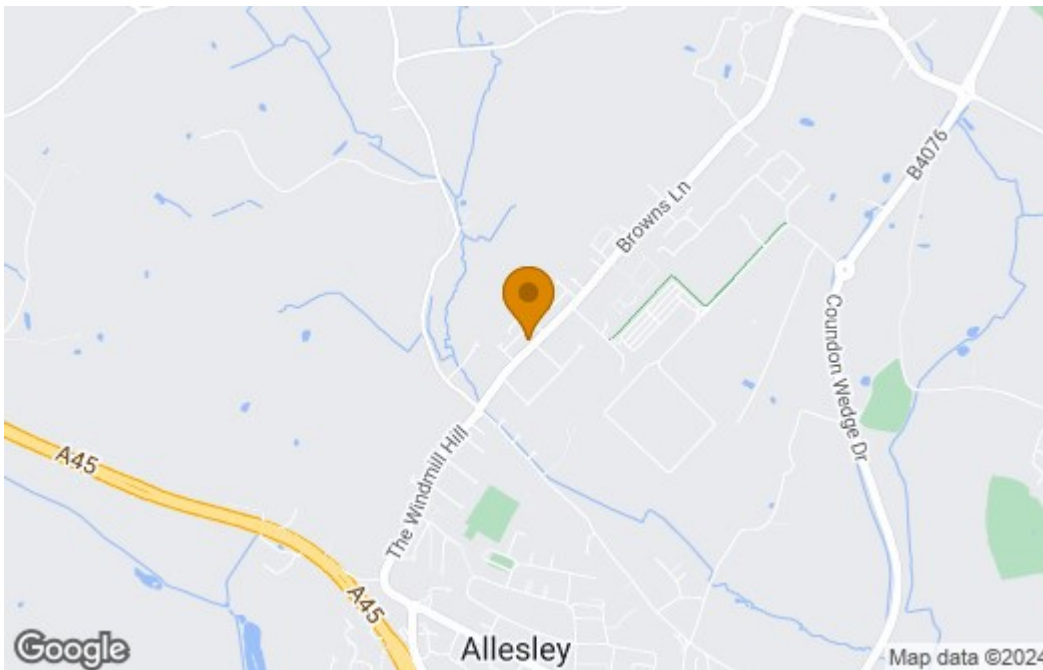
## BROWNS LANE

Approximate Gross Internal Area 1048 sq ft / 97.40 sq m

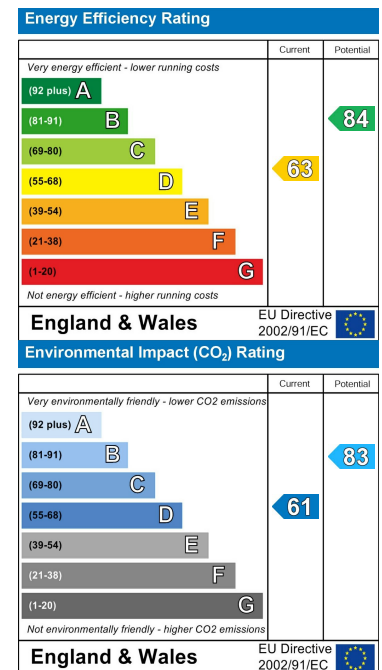


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter