



## 167 Browns Lane, Coventry, CV5 9DY

**£400,000**

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 buyers. Additionally, it is still under the NHBC warranty, offering peace of mind for the new owners.

Situated in a sought-after location, this home is close to picturesque countryside walks, perfect for those who enjoy the outdoors. With its desirable features and prime location, this property is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible area of Coventry. Don't miss the chance to make this lovely house your new home. Sound like your next family home? Call us now to book your viewing!

## Approach



Accessed via a private drive laid to gravel and the property can be found to the right with parking externally for two motor vehicles.

## Entrance Hallway



Having balustrade stairs that lead off to the first floor, under stairs storage and doors that lead off to:

## Utility Area

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

Having space and plumbing for a washing machine and an under larder fridge.

## Home Office Area

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

Being split from the garage and could very easily be made into the home office / studio or play room.

## Living Room

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



Having a PVCu double glazed window to the side elevation, three PVCu double glazed window to the rear elevation and PVCu double glazed French doors to the side elevation and patio area.

## Ground Floor WC

Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

## Kitchen / Diner

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



Having a PVCu double glazed window to the front elevation, a range of wall, drawer and base units with roll top worksurface over, built-in breakfast bar, dining area, integrated fridge and freezer, integrated dishwasher, integrated oven with four ring gas hob and extractor over with tiling to all splash prone areas.

## First Floor Landing



Having balustrade and doors leading off to:

## Main Bedroom

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



Having a PVCu double glazed window to the rear elevation and door leading off to:

### Master En-Suite

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



Having a PVCu double glazed obscure window to the front elevation, walk-in shower enclosure, pedestal wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

### Bedroom Two

11'8 x 8'5 (3.57m x 2.57m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

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



Having a PVCu double glazed window to the front elevation.

### Bedroom Four

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



Having a PVCu double glazed window to the front elevation.

## Family Bathroom

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



Having a PVCu double obscure glazed window to the rear elevation, larger than average p-bath with Triton T80 shower over, pedestal wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

## Garage Storage Area

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

Having an up and over door to the front, power and lighting.

## Rear Garden

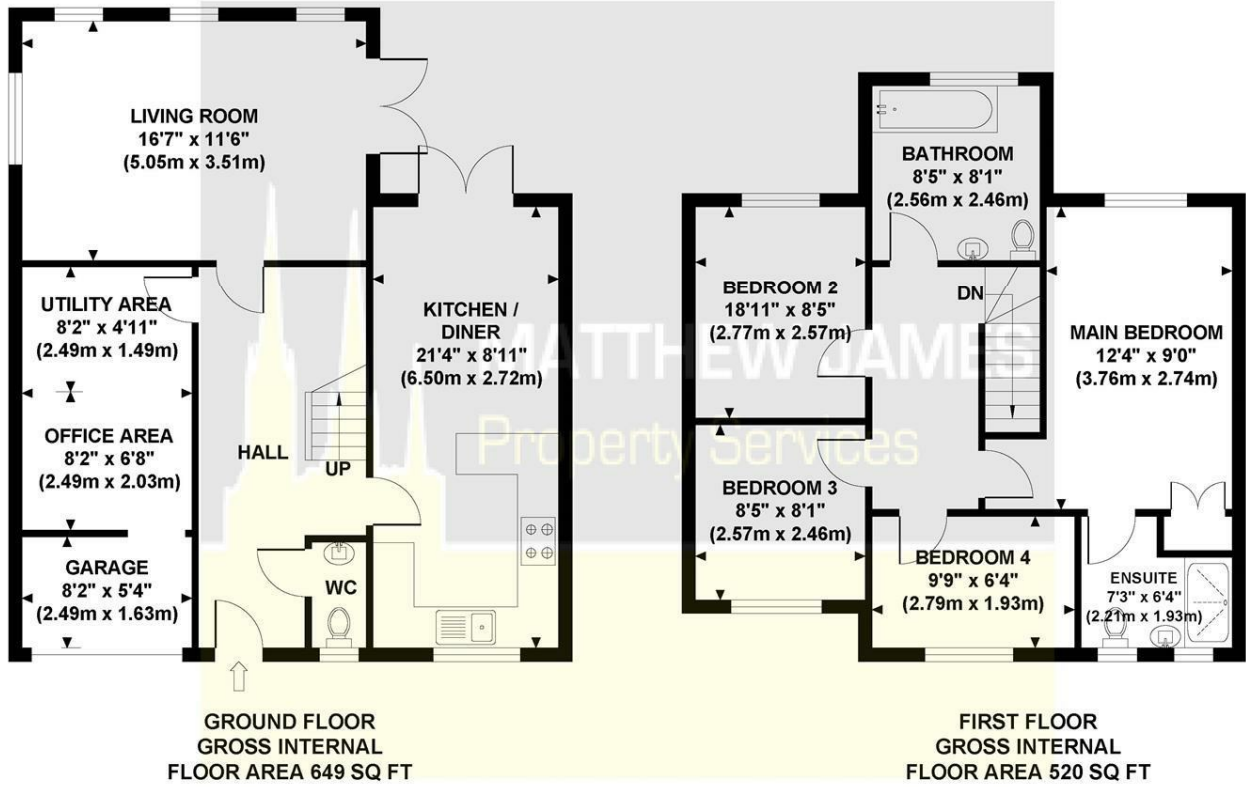


Having fenced perimeter and being mainly laid to lawn with paved patio area and access to the front elevation to the side.

# Floor Plan

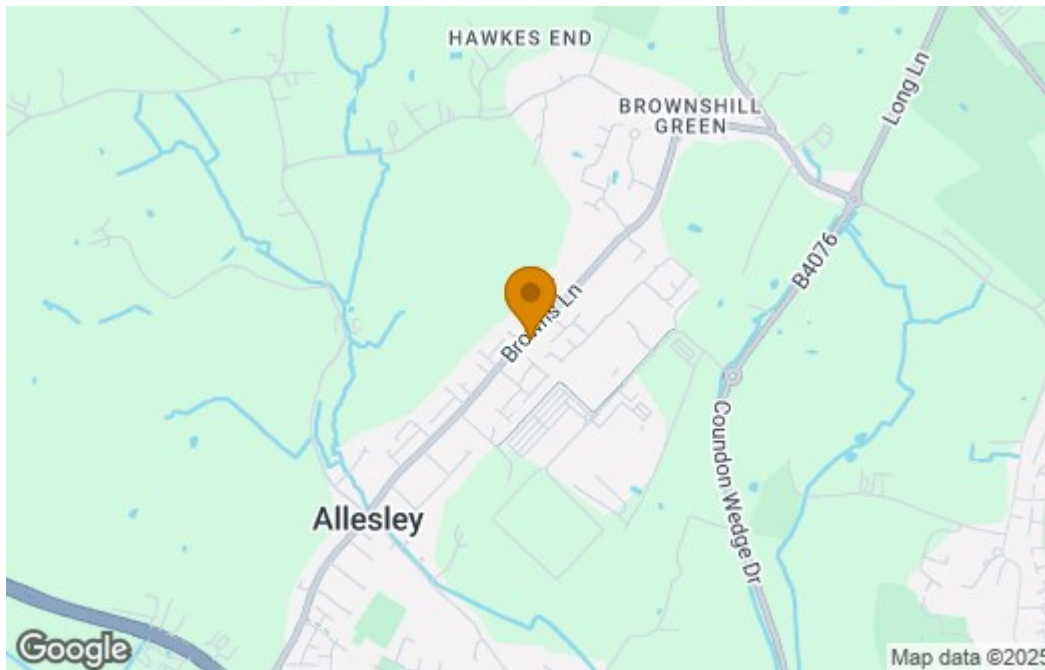
## 167 BROWNS LANE

Approximate Gross Internal Area 1169 sq ft / 108.60 sq m

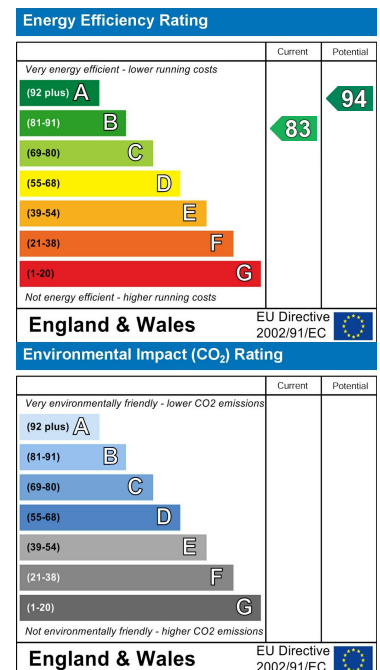


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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