



Browns Lane Coventry CV5 9DY
Offers Over £390,000

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SALES AND LETTINGS

****FOUR BEDROOMS** DETACHED HOUSE**** Situated down a private drive, this detached family home in Allesley offers a perfect blend of modern living and comfort. Built in 2016, the property boasts a generous 1,076 square feet. You will find the living room and kitchen/dining room are enhanced by French doors that invite natural light and provide a seamless connection to the outdoor space. In addition to its impressive interior, the property benefits from off-road parking, complemented by integrated garage access, making it practical for everyday living.

Hallway 17'8" x 7'6" (5.4 x 2.3)

PVC entrance door, laminate flooring, doors Leading to WC, kitchen, living room and utility area/garage and stairs leading to the first floor

WC 2'7" x 2'7" (0.8 x 0.8)

Double glazed obscure window, low level WC, pedestal wash basin with tiled splash back, laminate flooring and a single central heating radiator.

Kitchen / Dining Area 21'3" x 8'10" (6.5 x 2.7)

Double glazed window to the front aspect, tiled flooring, double central heating radiator, matching wall and base units, one and half stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, electric oven and gas hob with extractor over. Finished with spotlights and French doors leading into the garden.

Living Room 16'7" x 10'9" (5.08 x 3.3)

Laminate flooring, double central heating radiator, double glazed windows to the side and rear aspect and French doors leading into the garden.

Utility Area 10'2" x 7'10" (3.1 x 2.4)

Sectioned off from the garage and has space for washing machine and tumble dryer

Garage 7'10" x 2'7" (2.4 x 0.8)

Up and over door, lights and sockets. Space for storage

Master Room 12'5" x 12'1" (3.8 x 3.7)

Double glazed window to the rear aspect, double central heating radiator, carpeted flooring and fitted wardrobe

En-Suite 7'2" x 3'11" (2.2 x 1.2)

Tiled flooring, double glazed obscure window, low level toilet, pedestal wash basin, part tiled walls, shower cubical with mixer shower and extractor fan

Bedroom 2 8'10" x 8'2" (2.7 x 2.5)

Double glazed window to the rear aspect, double central heating radiator and carpeted flooring

Bedroom 3 8'2" x 8'2" (2.5 x 2.5)

Double glazed window to the front aspect, double central heating radiator and carpeted flooring

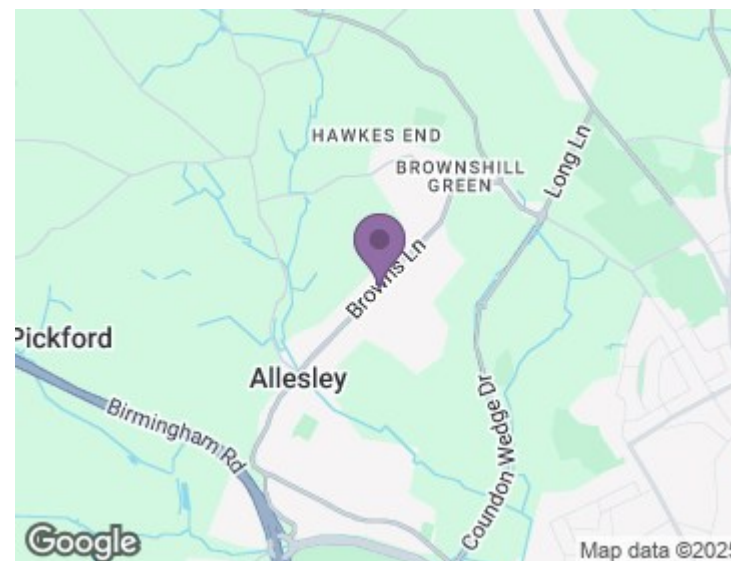
Bedroom 4 9'6" x 6'2" (2.9 x 1.9)

Double glazed window to the front aspect, double central heating radiator and carpeted flooring

Bathroom 7'6" x 6'2" (2.3 x 1.9)

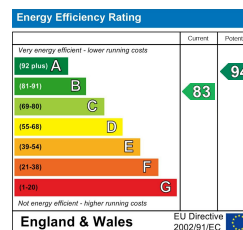
Double glazed obscure window to the rear aspect, pedestal wash basin, low level WC, p shaped bath with shower screen and electric shower over, tiled flooring and radiator.

Rear Garden Mainly laid to lawn with fence surrounds, patio area and side gated access.



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