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Lyons Drive
CV5 9PP

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Shortland Horne is delighted to present this exceptional four-bedroom detached family home located on Lyons Drive in the sought-after Swallows Nest development of Allesley, Coventry. This property offers a harmonious blend of comfort and convenience, making it an ideal choice for families.

Upon entering, you are welcomed by a spacious hallway that leads to three elegantly designed reception rooms. The generous lounge, featuring an electric fire, provides a warm and inviting atmosphere perfect for relaxation. Adjacent to the lounge, a delightful conservatory opens directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living. The modern fitted kitchen/diner is a chef's delight, equipped with integral appliances and ample space for family meals. Additionally, a utility room and a downstairs W/C enhance the practicality of the ground floor.

The first floor comprises four comfortable bedrooms, each fitted with wardrobes to ensure ample storage. The master bedroom boasts an en-suite bathroom, offering a private retreat, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property is equally impressive. The front features a driveway that accommodates several vehicles and leads to a double garage, providing extra storage or workshop space. The rear garden is a true highlight, generously sized and enclosed for privacy, complete with a charming log cabin/bar, perfect for entertaining or enjoying leisurely afternoons. An additional outside W/C adds to the convenience of this delightful outdoor space.

With its prime location, residents will benefit from easy access to local schools, bus services, and the vibrant city centre, as well as quick routes to the A45, connecting Coventry and Birmingham. This remarkable home is perfect for families seeking a blend of modern living and a welcoming community atmosphere. Do not miss the opportunity to make this beautiful property your own.









Dimensions

| | |
|---|--------------------------------------|
| GROUND FLOOR | Bedroom Four 3.84m x 2.06m |
| Entrance Hallway | Bathroom |
| Living Room 7.44m x 3.81m | OUTSIDE |
| Kitchen/Dining Room 6.68m x 3.48m | Garage 5.03m x 5.00m |
| Conservatory 5.79m x 2.46m | |
| Utility Room | |
| Office 2.74m x 2.39m | |
| W/C | |
| FIRST FLOOR | |
| Bedroom One 4.19m x 3.89m | |
| En-Suite | |
| Bedroom Two 3.53m x 3.18m | |
| En-Suite | |
| Bedroom Three 3.84m x 2.59m | |

Floor Plan



TOTAL FLOOR AREA - 2022 sq ft (187.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 2022.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

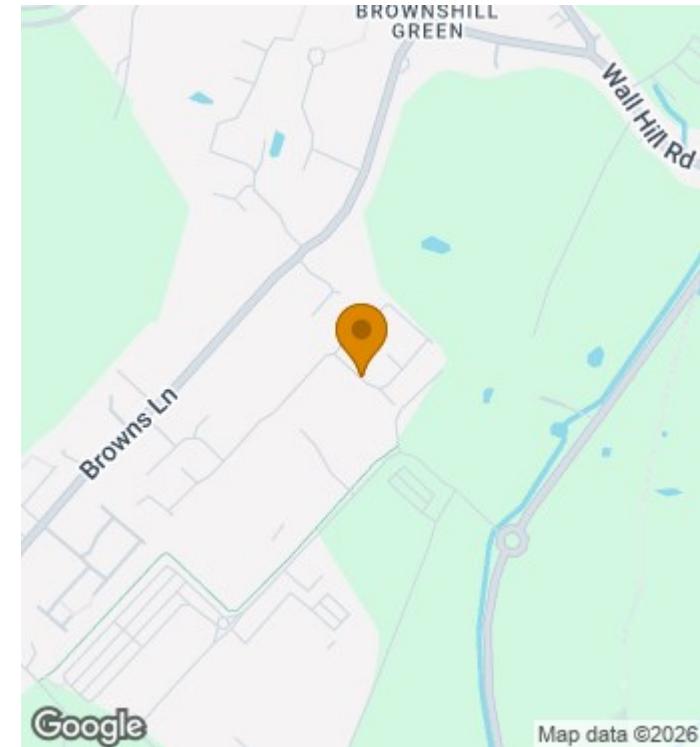
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|----|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (11-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |
| 84 | 77 | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (11-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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