

360°  
VIRTUAL TOUR

ONLINE  
VIEWING

SOLD BY  
STC

archer  
bassett  
LETTINGS AND SALES



Browns Lane, Allesley, Coventry CV5 9ED  
Offers Over £230,000

archerbassett  
LETTINGS AND SALES

This three bedroom family home requires some updating and is situated in the popular Allesley area and whilst convenient to local amenities and a short distance to the city centre it is just a short walk to open countryside & Coundon Wedge. From the UPVC entrance porch is the entrance hall which leads to the spacious lounge/diner, there is a kitchen with wood effect wall & base units with a UPVC door leading out to the sunroom which has tiled flooring & French door leading out to the rear garden. To the first floor are three well proportioned bedrooms and the fully tiled family bathroom has a shower cubicle W/C & handwash. There is double glazing and central heating throughout and externally the property has a low maintenance fore garden and to the rear is a low maintenance court yard style garden and a good size garage accessed from the rear.

**Porch**  
4'5" x 5'0" (1.35m x 1.54m)

UPVC Double Glazed door and windows, square shaped porch with tiled flooring

**Lounge**  
25'5" x 9'9" (7.76m x 2.99m )

Double glazed bay window to front and large window to rear, through lounge/diner with feature fireplace and carpet.

**Kitchen**  
11'1" x 7'1" (3.38m x 2.17m)

Double glazed window and door to rear, fitted kitchen with range of wall and base units.

**Sunroom**  
5'10" x 17'1" (1.79m x 5.22)

Double glazed windows to rear and patio doors to garden. Full width sun room to rear of property with tiled floor.

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

Double glazed window to front, spacious double room with carpet.

#### DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bedroom 2**  
12'2" x 10'8" (3.71m x 3.26m )

Double glazed window to rear, spacious double room with carpet.

**Bedroom 3**  
8'9" x 6'0" (2.67m x 1.84m )

Double glazed window to front, larger than average single room with carpet.

**Bathroom**  
5'7" x 6'4" (1.71m x 1.94m )

Double glazed window to rear with privacy glass, fully tiled bathroom with shower cubicle, w/c and hand wash basin.

**Garage**  
20'0" x 8'7" (6.10m x 2.62m)

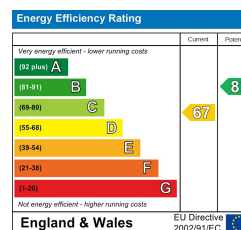
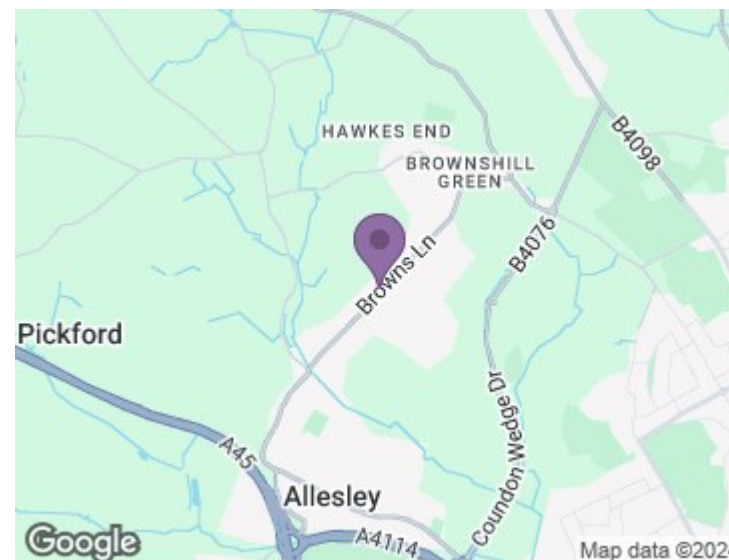
Garage located at the rear of property with rear vehicular access, spacious with side access to garden and an up & over door.

#### Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

#### Viewings

Viewings are strictly by appointment only via Archer Bassett.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk