



**3 Bedroom Semi-Detached House  
located in Allesley.**

**£290,000**

**UP Estates**





3



1



2



C



TBC



99 m2

## FULL DESCRIPTION

**\*\*\*GENEROUSLY SIZED REAR GARDEN WITHOUT BEING OVERLOOKED\*\*\*** This traditional, double bay windowed semi-detached home has heaps of potential. Viewing is highly recommended to fully appreciate this property. Very briefly comprising; driveway and garden to front aspect, living room, kitchen, WC and spacious dining/lounge area. The sizeable rear garden includes gated side access and garage, pond, lawn and storage sheds. To the first floor there are two spacious double bedrooms, single bedroom and family bathroom.

## HALL

With stairs ascending to the first floor and doors leading to the Lounge, Dining Room and Kitchen.

## LOUNGE

**11' 0" x 13' 6" (3.37m x 4.12m)**

Having a central heated radiator and a double glazed bay window to the front aspect.

## DINING ROOM

**10' 11" x 22' 7" (3.35m x 6.89m)**

A spacious reception room with space for a dining table and seating area, a central heated radiator, double glazed window to the rear and a door leading to the Lobby.

## KITCHEN

**5' 10" x 8' 4" (1.8m x 2.56m)**

Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, a hob with an oven below, and space for appliances. There is also a double glazed window to the side aspect and a door leading to the Lobby.

## LOBBY

Accessed via the Kitchen and Dining Room, and having a door leading to the W/C and out into the garden.

## W/C

With a low level W/C and hand wash basin.

## Offers Over £290,000

- Potential To Extend Significantly
- Large Plot
- Semi-Detached
- Gated Driveway & Garage
- Downstairs WC
- Two Reception Rooms



#### **LANDING**

With stairs rising from the ground floor and doors leading to accommodation.

#### **BEDROOM ONE**

**11' 0" x 14' 0" (3.36m x 4.28m)**

A double bedroom having a central heated radiator and double glazed bay window to the front aspect.

#### **BEDROOM TWO**

**11' 0" x 12' 11" (3.36m x 3.95m)**

Another double bedroom having a central heated radiator and double glazed window to the rear aspect.



#### **BEDROOM THREE**

**5' 11" x 9' 1" (1.82m x 2.77m)**

Having a central heated radiator and double glazed window to the rear aspect.





## **BATHROOM**

**5' 10" x 7' 10" (1.79m x 2.41m)**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator and a double glazed window.

## **FRONT ASPECT**

Having a driveway, gated access to the Garage at the rear, and a front garden.

## **GARDEN**

A spacious, private rear garden with a lawn, mature shrubbery, access to the Garage and fencing along the boundaries. There are also sheds for storage to the rear.



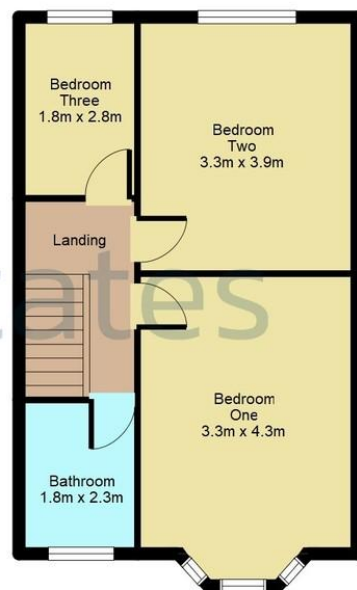
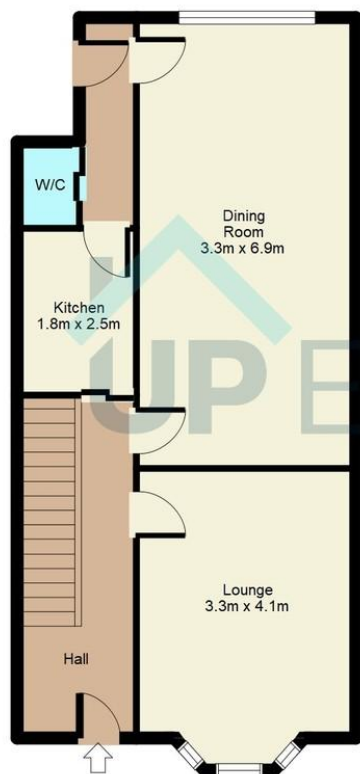


**Browns Lane Allesley CV5 9DY**





## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
(c) Up Estates

APPROX GROSS INTERNAL FLOOR AREA: 99 sq. m

### CONTACT

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