

HALLWAY

LOUNGE

13' 7" x 10' 10" (4.14m x 3.3m)

SITTING ROOM

11' x 10' 1" (3.35m x 3.07m)

OPEN PLAN L-SHAPED KITCHEN

DINING ROOM

18' 2" max x 16' 2" max  
(5.54m max x 4.93m max)

LANDING

BEDROOM

14' into bay x 8' 9" min  
(4.27m into bay x 2.67m min)

BEDROOM

11' 2" x 10' 3" (3.4m x 3.12m)

BEDROOM

8' 4" x 5' 11" (2.54m x 1.8m)

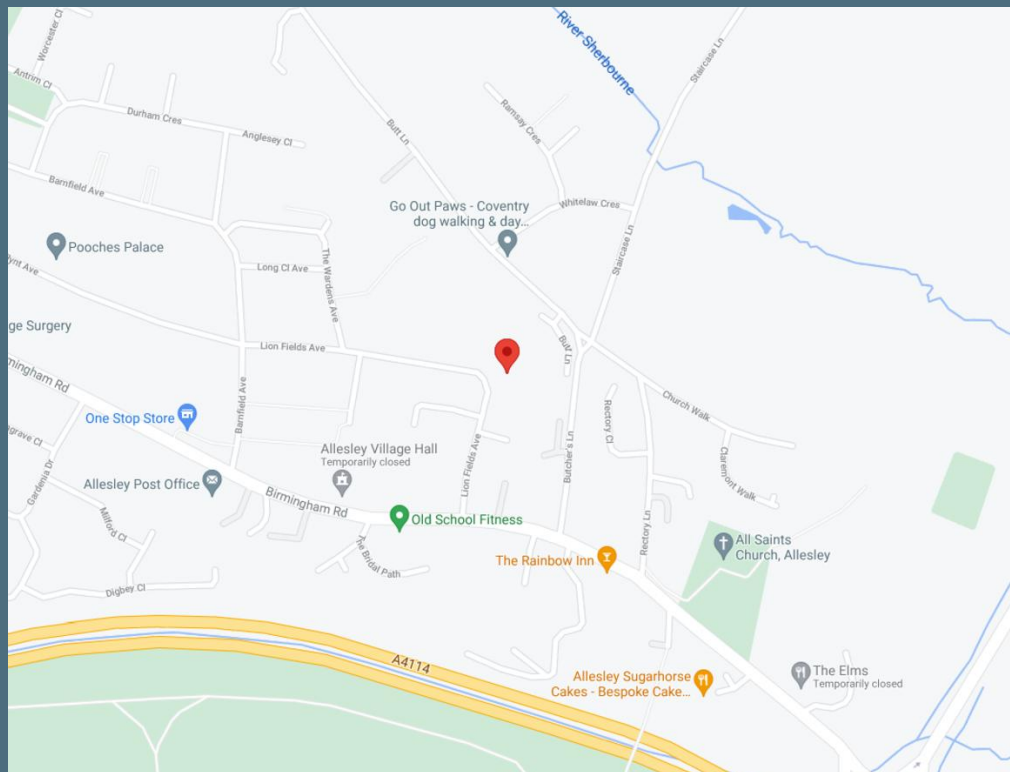
SHOWER ROOM

DRIVEWAY

REAR GARDEN

GLAMPING HUT

GREENHOUSE



30 Lion Fields Avenue

Allesley, Coventry, CV5 9GN

£350,000



Contact us at

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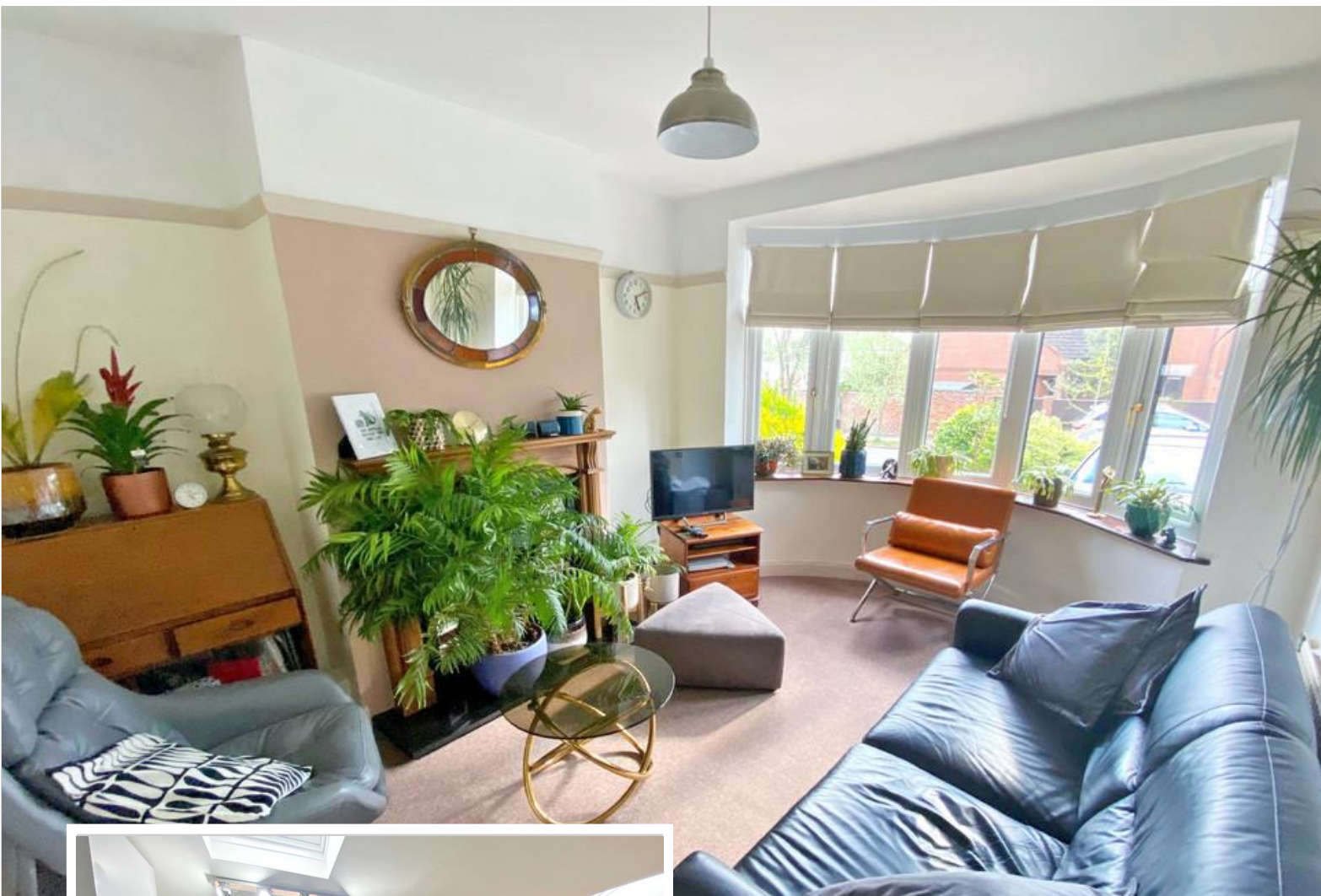
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IMPORTANT NOTICE

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



**£350,000**

**30 Lion Fields Avenue  
Allesley, Coventry, CV5 9GN**

- Much Improved & Extended Family Home
- Double Bay Semi Detached
- Lounge With A Feature Fireplace
- Open Plan Kitchen Dining Room
- Sitting Room With A Log Burner
- THREE BEDROOMS
- Shower Room WC
- Landscaped Mature Rear Garden
- Freehold
- Tax Band C
- EPC Rating D

Viewing is strictly by appointment



### Property Description

An extended and much improved semi detached family home in a sought after area. Located close to excellent schools and local shops and enjoying easy access to public transport, Allesley Park and open countryside. The property is well presented throughout and benefits from double glazing a new roof and gas fired central heating.

In brief the accommodation comprises: hallway, lounge with a feature fireplace and a bay window, sitting room with a log burner, extended refitted kitchen with built in appliances, open plan dining area with double doors leading to the rear garden. On the first floor a landing, THREE GOOD SIZE BEDROOMS and a shower room WC. Outside there is direct access to a blocked paved shared driveway and a landscaped mature rear garden and patio area with a glamping hut and green house.

VIEWING STRONGLY ADVISED.

