



TAILOR MADE  
SALES & LETTINGS



## Lyons Drive

Allesley, Coventry, CV5 9PN

Asking Price £360,000



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## Full description

An immaculate four bedroom detached corner plot located on the Swallows Nest Development, off Browns Lane in Allesley. Ideally located family home, close to good schooling, shops, amenities and great countryside walks.

The property has a spacious entrance hallway with doors off to a study / playroom guest cloakroom and lounge with double glazed window to the front and patio doors to the rear. The kitchen / diner is to the rear of the property with attractive wall and base units, double glazed window to the side and rear, integrated fridge freezer, washing machine and dishwasher. There is a double electric oven, four ring gas hob and one and a half bowl stainless steel sink drainer. There is a spacious dining area and door to the garden.

The first floor four good sized, well decorated bedrooms, the master bedroom benefiting from a modern en-suite shower room.

The family bathroom is modern, with neutral tiling, bath, wash hand basin, WC, radiator and double glazed window.

The garden is wall enclosed with a gate leading to the rear driveway and single garage. There a paved patio area off the kitchen and an additional patio at the top of the garden, lawn and raised flower beds.

PX AVAILABLE

Accommodation summary:

- > Entrance hallway
- > Lounge
- > Study / playroom
- > Kitchen / diner
- > WC
- > Four Bedrooms
- > En-Suite to master bedroom

- > Family Bathroom
- > Rear garden
- > Rear driveway for two cars
- > Garage

## Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

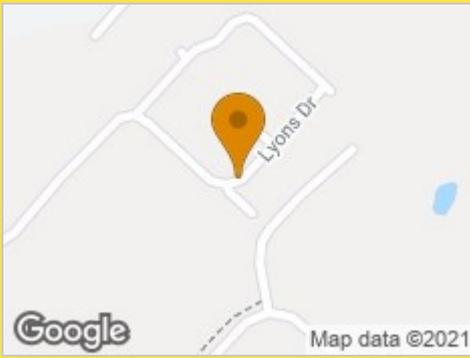
## Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.

Tel: 024 76939550



## Road Map



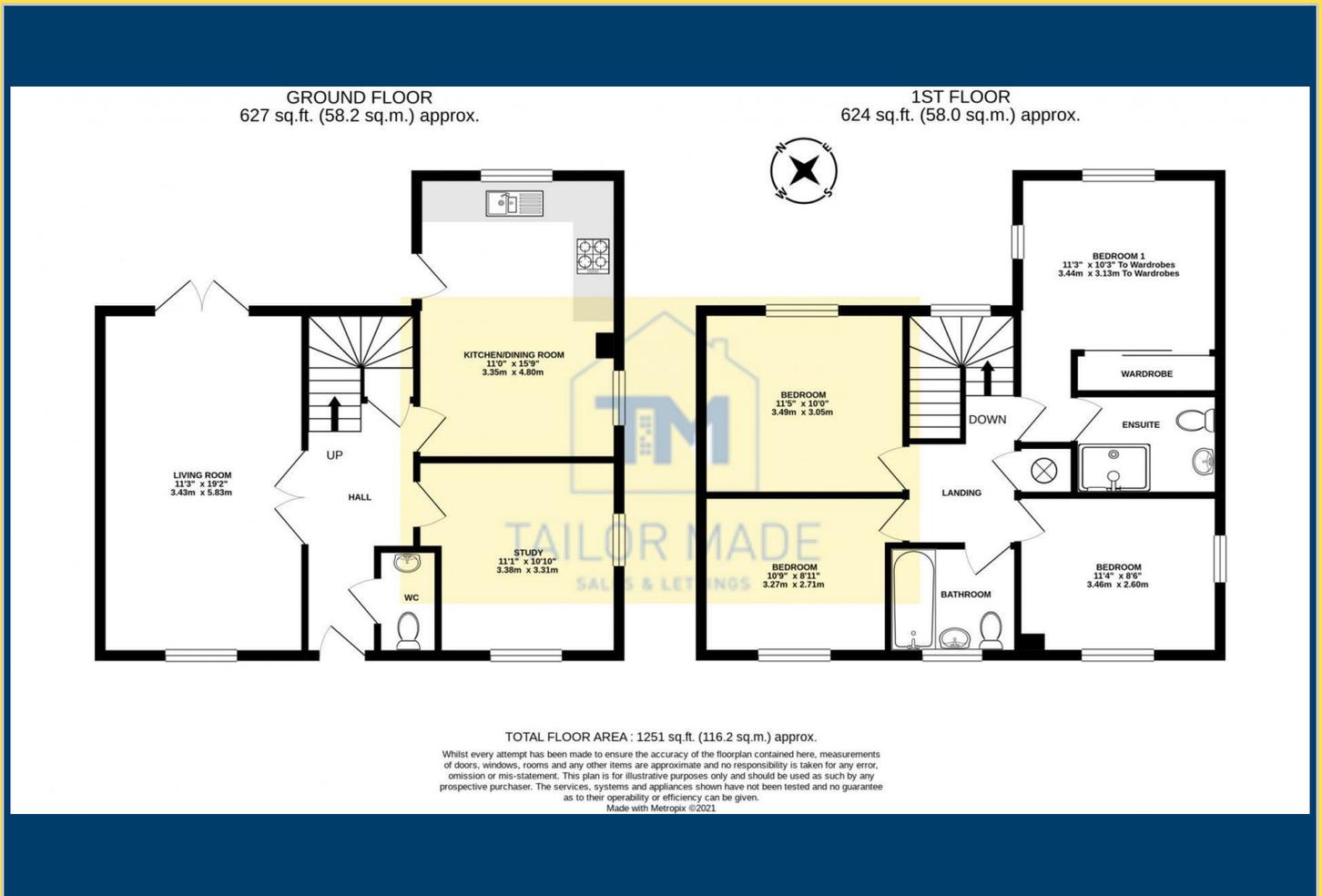
## Hybrid Map



## Terrain Map



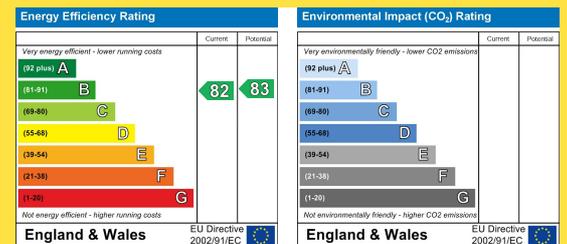
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.