



TAILOR MADE
SALES & LETTINGS



Lyons Drive

Allesley, Coventry, CV5 9PP

Offers Over £385,000



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A delightful four bedroom detached, family home located on the entrance to the popular Swallows Nest development, built by Taylor Wimpey, off Browns Lane in Allesley. This superbly presented family home ticks so many boxes for growing families and working professionals with home office, kitchen / diner, separate lounge, guest cloakroom and utility on the ground floor. The first floor boasts four immaculate, well proportioned double bedrooms, the master with stunning en-suite shower room and a lovely main family bathroom.

The rear garden is absolutely beautiful, fence enclosed, private, with the additional of some large shrubs including mature acer and silver birch trees, vegetable patch, lawn, large entertaining patio, gorgeous summer house, timber shed and access into the garage.

The location is superb, and super flexible with public transport in and out of the city on your doorstep, short walk to the Jaguar Sports and Social club, which has a gym, swimming pool, racquet courts, bar and restaurant. There are a handful of well respected pubs and eateries, amenities within Allesley Village and some stunning countryside walks.

This home is presented to an excellent standard throughout and an internal inspection is highly recommended.

Entrance Hallway

A spacious hallway with doors off to the home office, lounge, cloakroom and kitchen / diner.

Lounge

Attractive flooring, double glazed patio doors onto the garden, central heating radiator and electric modern fire and surround.

Home Office

Double glazed window to the front elevation and central heating radiator.

Kitchen

A range of modern cream gloss wall and base units, complimenting counter tops and up stands, one and a half bowl stainless steel sink drainer, four ring gas hob, extractor hood above, electric double oven, built in dishwasher, space for fridge/freezer, opening to the dining room, double glazed window, double glazed patio doors to the garden and door into the utility.

Dining Room

Open plan to the kitchen, double glazed window and central heating radiator.

Utility

Matching wall and base units to the kitchen, stainless steel sink drainer, space for washing machine and tumble dryer, wall mounted gas combination boiler and double glazed window.

Guest Cloakroom

WC, wash hand basin with splash back tiling and central heating radiator.

First Floor Landing

Doors off to all bedrooms and the family bathroom, access into the loft space.

Bedroom One

Double glazed window to the front elevation, built in wardrobes, central heating radiator and door into the en-suite.

En-Suite Shower Room

A stylish en-suite shower room with shower enclosure, mains shower, wash hand basin, WC, radiator and double glazed window.

Bedroom Two

Double glazed window to the front elevation, built in wardrobes and central heating radiator.

Bedroom Three

Double glazed window and central heating radiator.

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Bedroom Four

Double glazed window and central heating radiator.

Family bathroom

A modern bathroom with modern tiling, comprising a white suite, including bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

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.



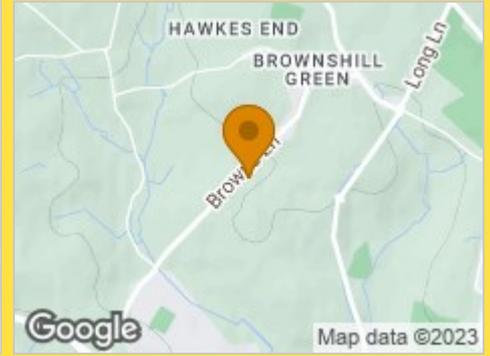
Road Map



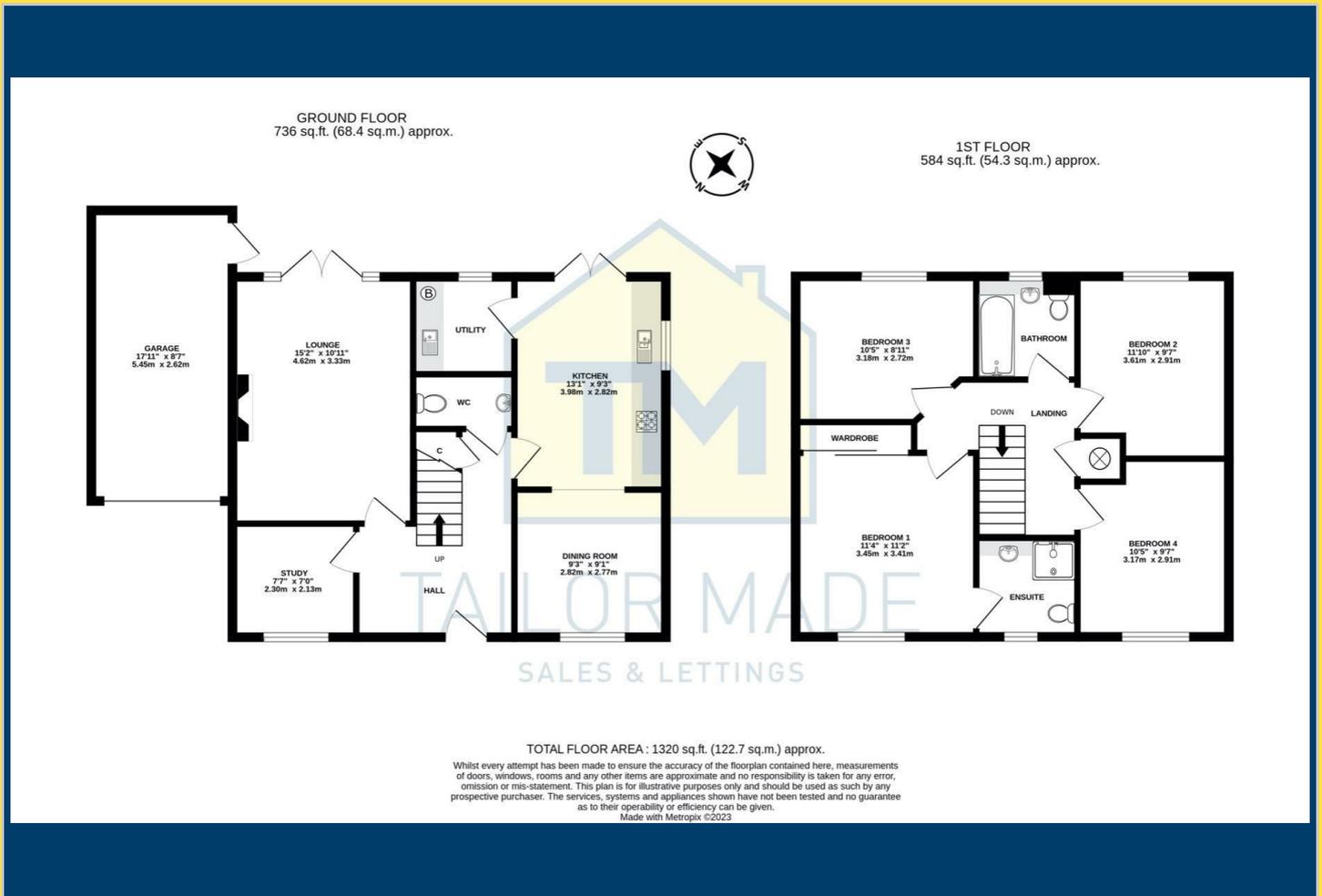
Hybrid Map



Terrain Map



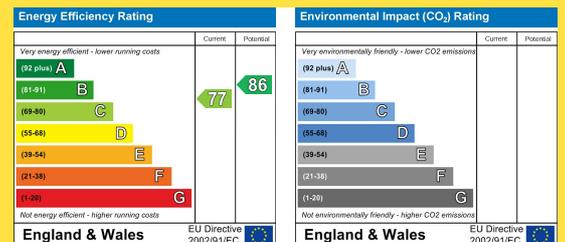
Floor Plan



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.