

HALLWAY

LOUNGE

21' x 13' 8" (6.4m x 4.17m)

OPEN PLAN KITCHEN DINING ROOM

21' x 13' 8" (6.4m x 4.17m)

MASTER BEDROOM

12' 6" x 12' 5" into bay (plus recess)  
(3.81m x 3.78m into bay (plus recess))

ENSUITE SHOWER ROOM

5' 11" x 4' 11" (1.8m x 1.5m)

BEDROOM

16' 3" x 9' 1" (4.95m x 2.77m)

BEDROOM

11' 2" x 8' 6" (3.4m x 2.59m)

BATHROOM

11' 3" x 6' 9" (3.43m x 2.06m)

LANDSCAPED GARDENS

SUMMER HOUSE

DRIVEWAY

GARAGE

17' 9" x 8' 11" (5.41m x 2.72m)



Ground Floor

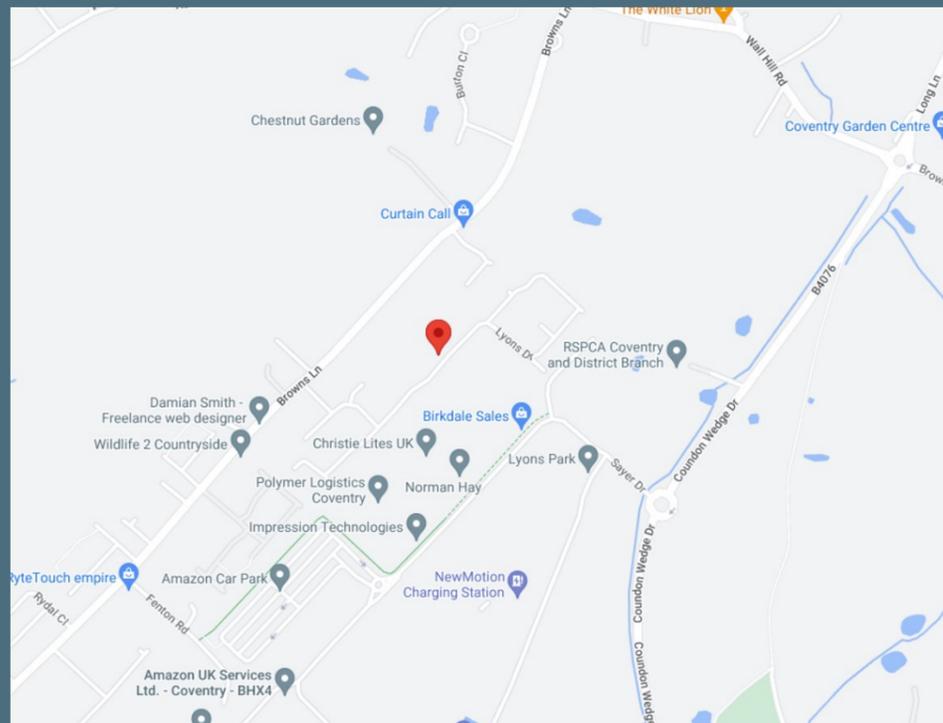


yeoman&owen  
ESTATE AGENTS

47 Lyons Drive

Allesley, Coventry, CV5 9PN

£525,000



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.

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£525,000

47 Lyons Drive  
Allesley, Coventry, CV5 9PN

- Modern Detached Bungalow
- Sought After Location
- Lounge With Feature Fireplace
- Open Plan Kitchen Dining Room
- THREE DOUBLE BEDROOMS
- En-suite Shower Room & Bathroom WC
- Driveway & Garage
- Landscaped Gardens & Summer House
- Freehold
- Council Tax Band E
- EPC Rating C

Viewing is strictly by appointment



### Property Description

An improved and well presented, modern detached bungalow in a sought after location close to all local amenities. Easy access to the motorway network and public transport links. The property is immaculately presented throughout and benefits from double glazing and gas fired central heating.

In brief, the accommodation comprises: hallway, lounge with a feature fireplace, open plan kitchen dining room, THREE DOUBLE BEDROOMS, en-suite shower room WC and a bathroom WC. Outside there are landscaped gardens to the front and rear, a patio area and summer house. Direct access to a driveway and single garage.

MUST BE VIEWED INTERNALLY.

