



# Brickhill Lane, Allesley

Fixed Price £925,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Daffodil House is situated within Allesley Parish, between Meriden, Corley Moor and Allesley village on the outskirts of Coventry and enjoys a rural outlook whilst being ideally located for access to the A45 and onward commuting routes. Providing over 2800sq ft of living accommodation and sitting in grounds of approximately 1/3 acre this beautifully presented country house offers views over open fields and provides a ready to move into home that combines both character features and modern styling. In summary the property provides potential purchasers with:- wide entrance hallway, dual aspect living room, sitting room, study, family room, L-shaped breakfast kitchen and large utility room. To the first floor there are four bedrooms (principal en-suite, dressing room & balcony) and a family bathroom.

Outside the property has extensive driveway parking for multiple vehicles, electric car charger, and a mature wrap around garden with established trees & shrubs.

Viewing is by appointment with Xact on 01676 534 411.





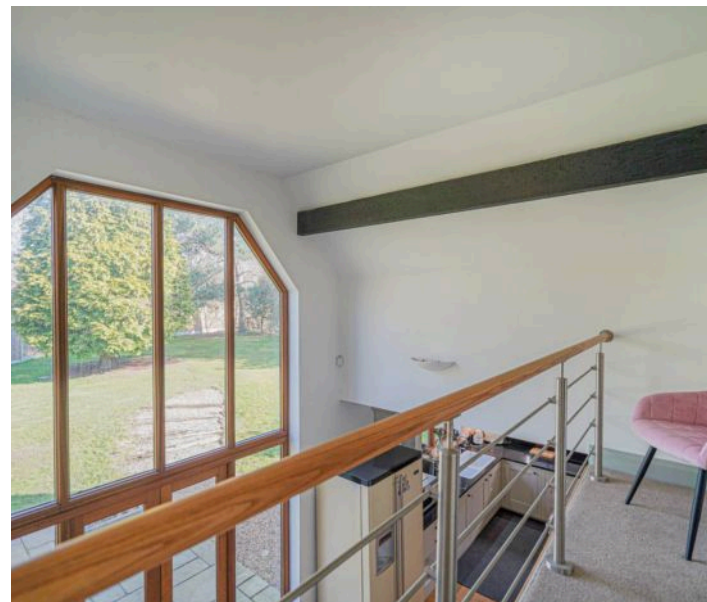
#### PROPERTY LOCATION

To reach the property proceed along the A45 Coventry Road heading towards Coventry from Stonebridge Island. You will pass a welcome to Coventry sign at the side of the road and about 1/4 mile further on take the left hand exit into Oak Lane. Proceed along Oak Lane, up the hill until you reach Brickhill Lane on your right hand side, turn into Brickhill Lane & Daffodil House is approximately 200m on the left hand side.

Council Tax band: F

Tenure: Freehold

- Detached Country House
- Over 2800sq ft
- Views Over Open Countryside
- Beautifully Presented Throughout
- Living Room, Sitting Room, Study & Family Room
- Driveway Parking for Multiple Vehicles
- Wrap Around Gardens
- Sitting In Grounds Of Approximately 1/3 Acre
- Minutes from A45



#### ENTRANCE HALLWAY

#### WC

#### LIVING ROOM

24' 8" x 18' 0" (7.52m x 5.49m)

#### BREAKFAST KITCHEN

22' 4" x 11' 7" (6.81m x 3.53m)

#### DINING AREA

12' 3" x 11' 0" (3.73m x 3.35m)

#### UTILITY ROOM



## **INNER HALL**

### **STUDY**

10' 0" x 9' 11" (3.05m x 3.02m)

### **SITTING ROOM**

13' 4" x 12' 7" (4.06m x 3.84m)

### **FAMILY ROOM**

19' 1" x 9' 2" (5.82m x 2.79m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

21' 3" x 16' 5" (6.48m x 5.00m)

### **ENSUITE**

### **DRESSING ROOM**

### **BALCONY**

### **BEDROOM TWO**

13' 10" x 12' 11" (4.22m x 3.94m)

### **BEDROOM THREE**

12' 11" x 10' 0" (3.94m x 3.05m)

### **BEDROOM FOUR**

7' 1" x 6' 10" (2.16m x 2.08m)

### **BATHROOM**

### **TOTAL SQUARE FOOTAGE**

268.7 sq.m (2892 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **WRAP AROUND GARDEN**

### **ITEMS INCLUDED IN THE SALE**

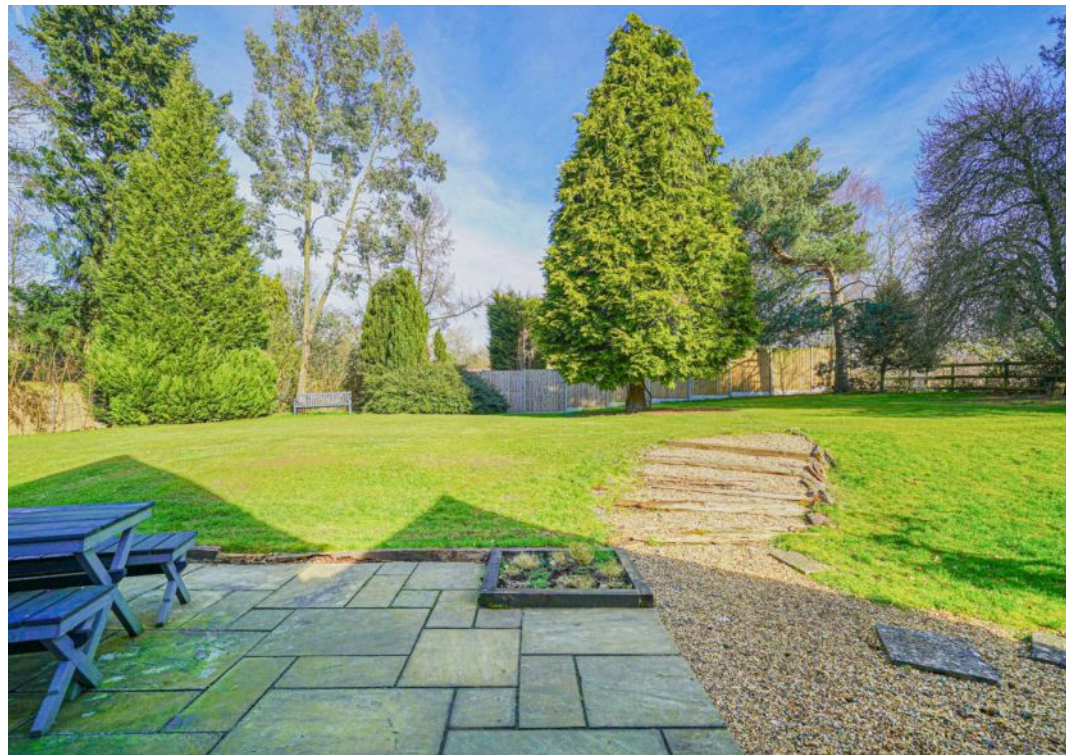
Integrated oven, integrated hob, extractor, freezer, garden shed, some carpets, curtains and blinds, all light fittings, car charging point (fitted 2 years ago) and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and water, septic tank. Broadband - FTTP (fibre to the premises). Loft space - boarded.

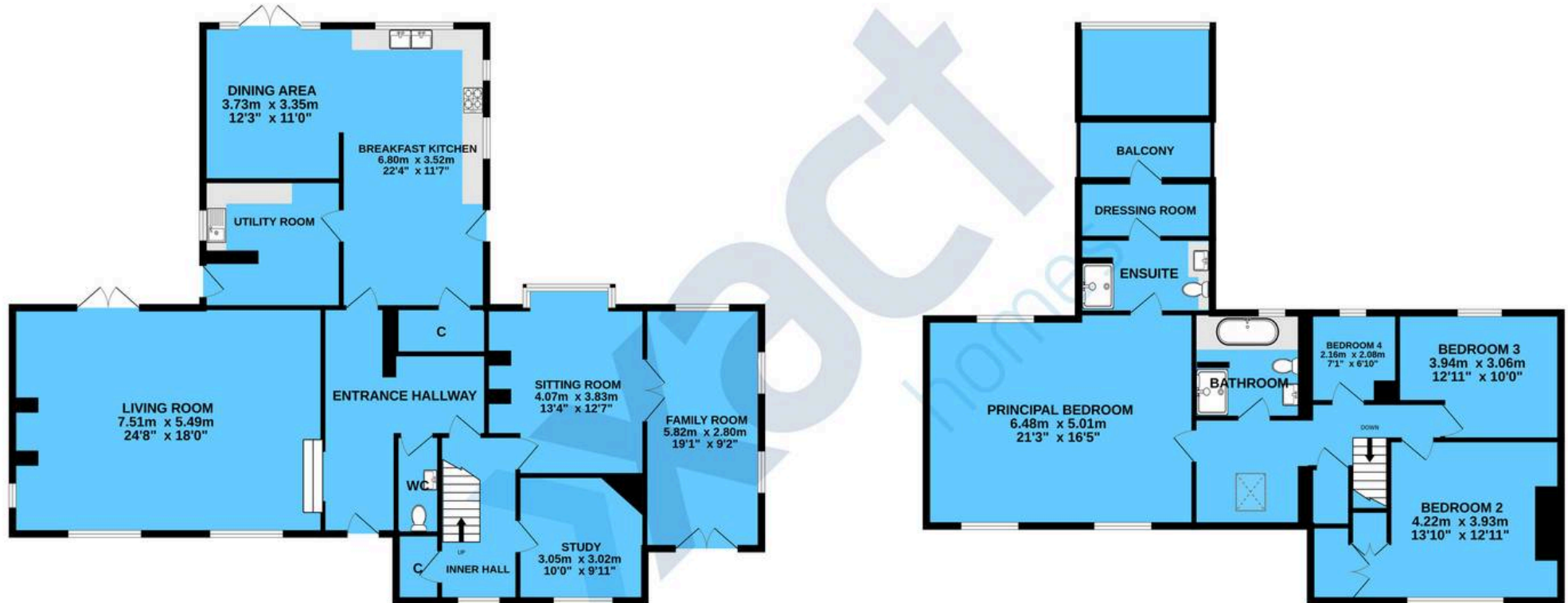
### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 268.7 sq.m. (2892 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

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