



## Bree Close, Allesley

Guide Price £675,000





## PROPERTY OVERVIEW

This beautifully presented and deceptively spacious four bedroom detached house has been significantly extended by the present owners and now provides a stunning ready to move into family home. Offering approximately 1700 sq ft of living accommodation the property provides potential purchasers with:- entrance hallway, sitting room, open plan breakfast kitchen with feature island & bi-fold doors overlooking the rear garden, study / family room, utility, four double bedrooms (1 x en-suite) and a modern family bathroom.

Outside the property provides driveway parking for up to five vehicles, a single garage, wide rear garden with decking area, wide lawn and established trees & shrubs.

Viewing is highly recommended to appreciate the quality & size of the accommodation on offer and is strictly by appointment with Xact on 01676 534 411.





#### PROPERTY LOCATION

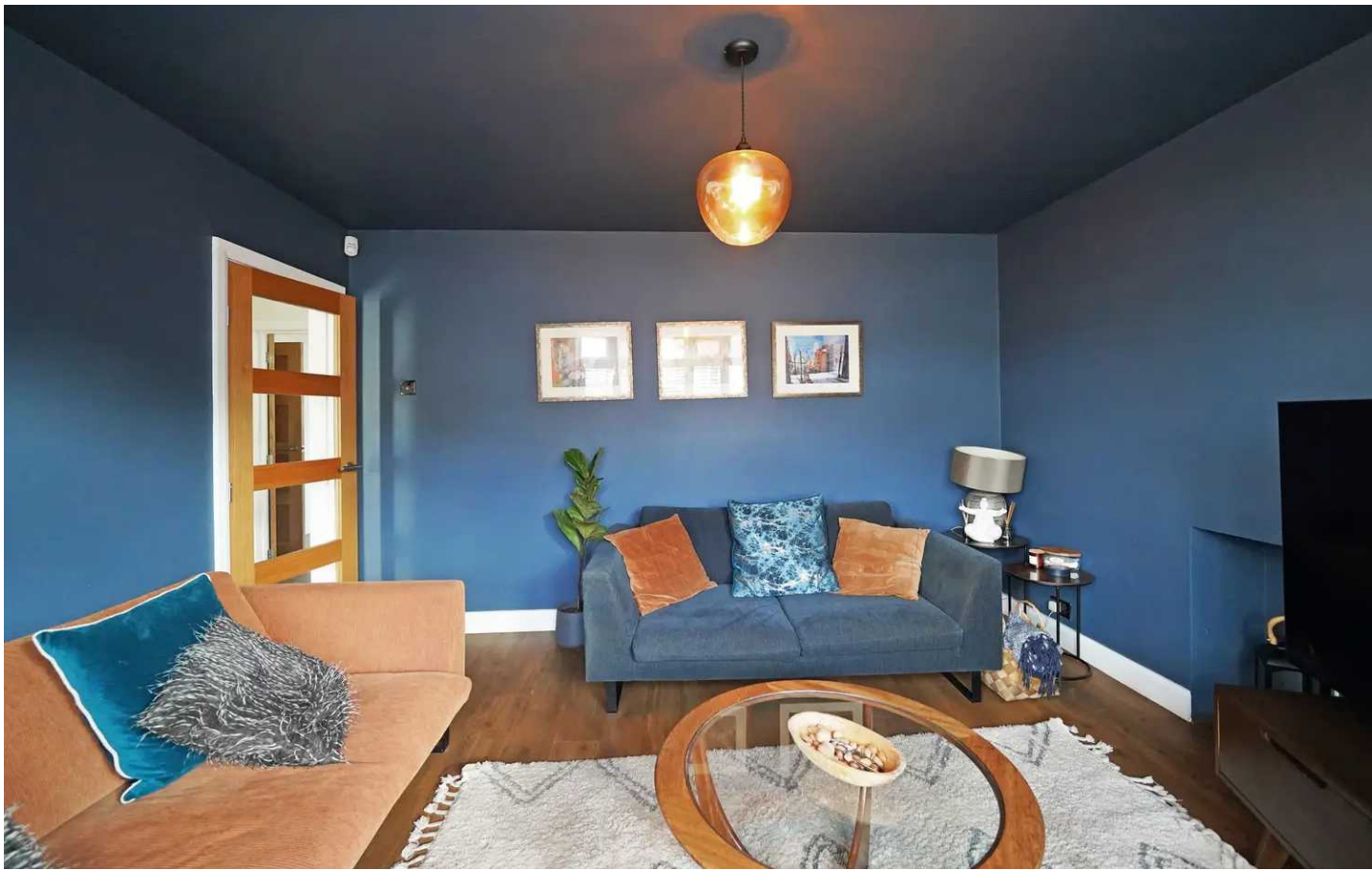
Allesley is regarded as one of the most sought after suburbs of the city being uideal for young families, the area is especially well served by a range of highly regarded schools for all ages including Allesley Primary and Coundon Court. The area offers a variety of shops & convenience stores and provides convenient access to the A45 and the wider midland motorway network and surrounding towns including Meriden, Solihull, Birmingham and Coventry.

Council Tax band: D

Tenure: Freehold

- Four Bedroom Detached House
- Beautifully Presented Throughout
- Approximately 1700 sq ft
- Stunning Breakfast Kitchen
- Sitting Room & Family Room / Study
- Four Double Bedrooms (Principal En-Suite)
- Private Rear Garden
- Driveway Parking for Multiple Vehicles & Single Garage





#### ENTRANCE HALLWAY

#### SITTING ROOM

13' 1" x 11' 2" (4.00m x 3.40m)

#### BREAKFAST KITCHEN

24' 3" x 19' 8" (7.40m x 6.00m)

#### STUDY / FAMILY ROOM

13' 3" x 10' 8" (4.05m x 3.25m)

#### UTILITY

12' 8" x 8' 8" (3.85m x 2.65m)

#### WC

#### FIRST FLOOR

#### BEDROOM ONE

14' 11" x 12' 8" (4.55m x 3.85m)

#### ENSUITE

8' 2" x 7' 1" (2.50m x 2.15m)

#### BEDROOM TWO

12' 8" x 11' 4" (3.85m x 3.45m)

#### BEDROOM THREE

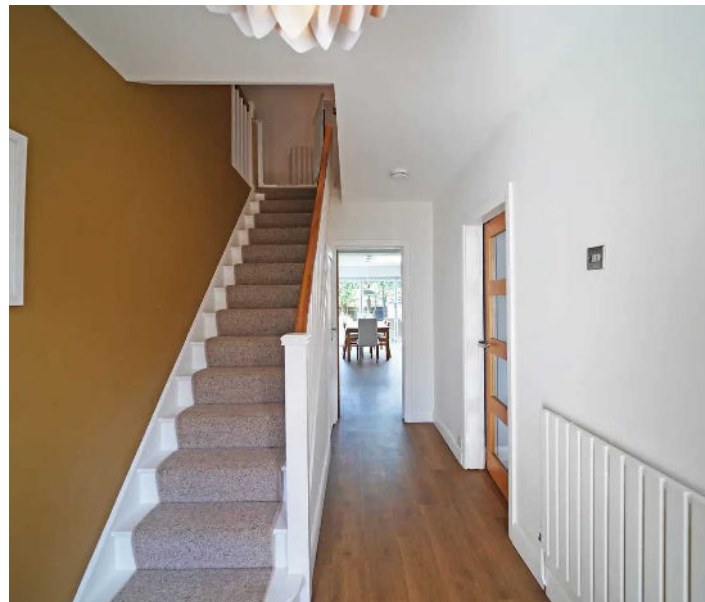
11' 8" x 11' 6" (3.55m x 3.50m)

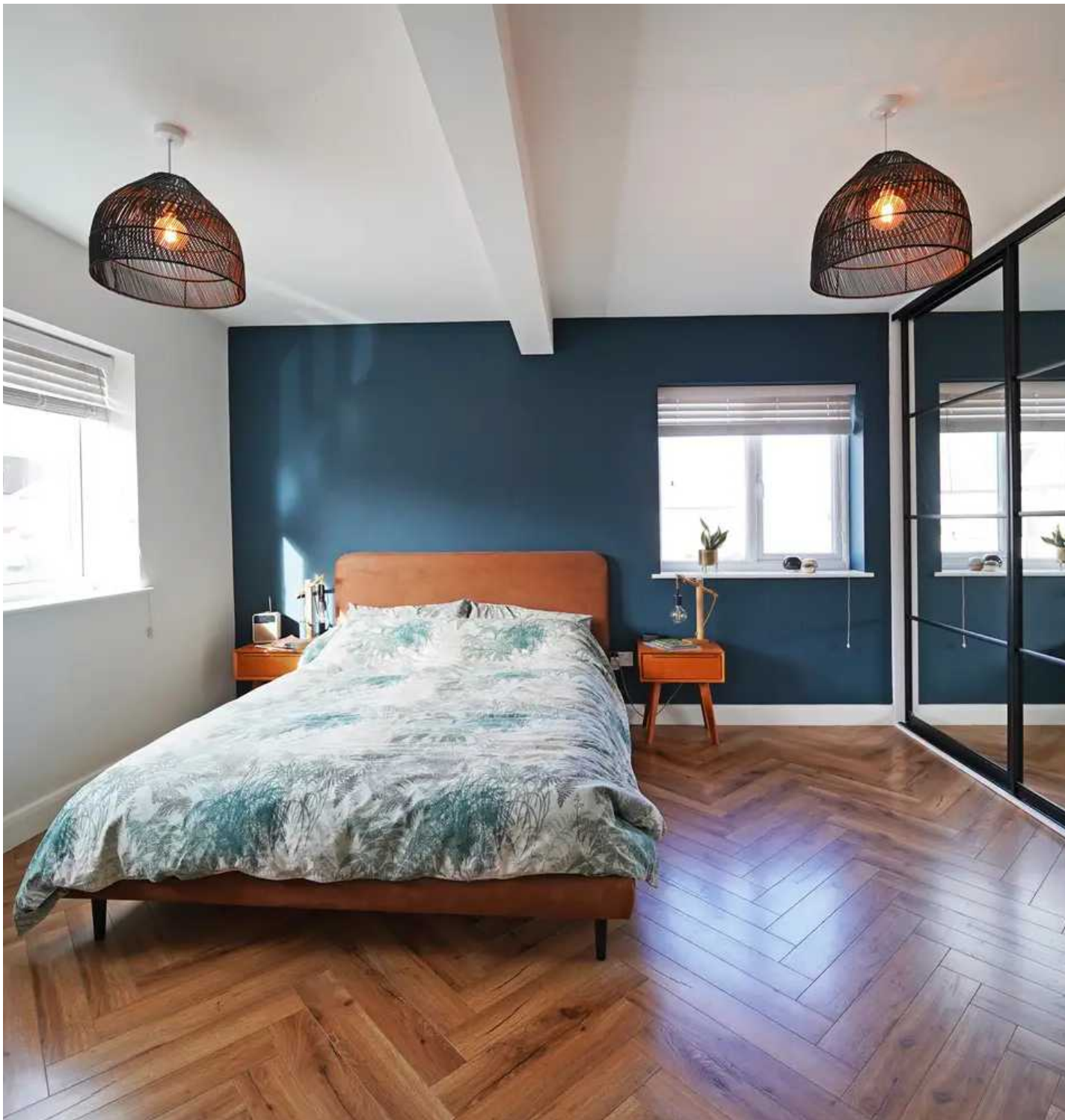
#### BEDROOM FOUR

11' 6" x 11' 2" (3.50m x 3.40m)

#### BATHROOM

7' 9" x 5' 3" (2.35m x 1.60m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 182.4 sq.m. = 1963 sq.ft. approx.

**OUTSIDE THE PROPERTY****SINGLE GARAGE**

19' 2" x 13' 1" (5.85m x 4.00m)

**WIDE REAR GARDEN****ITEMS INCLUDED IN SALE**

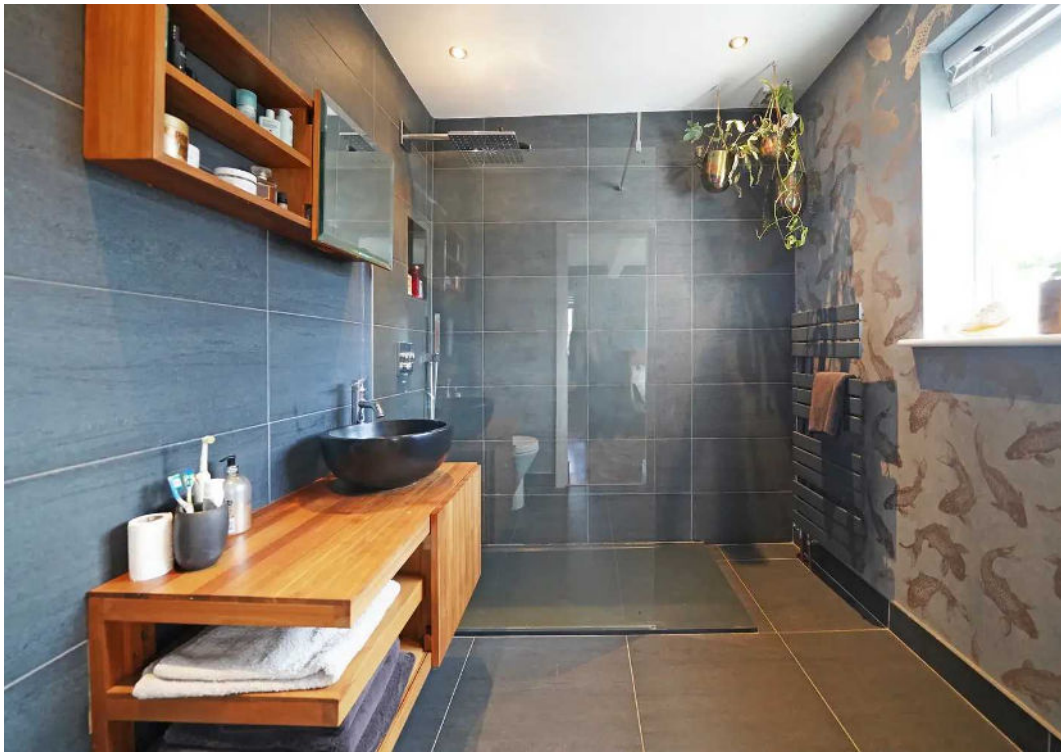
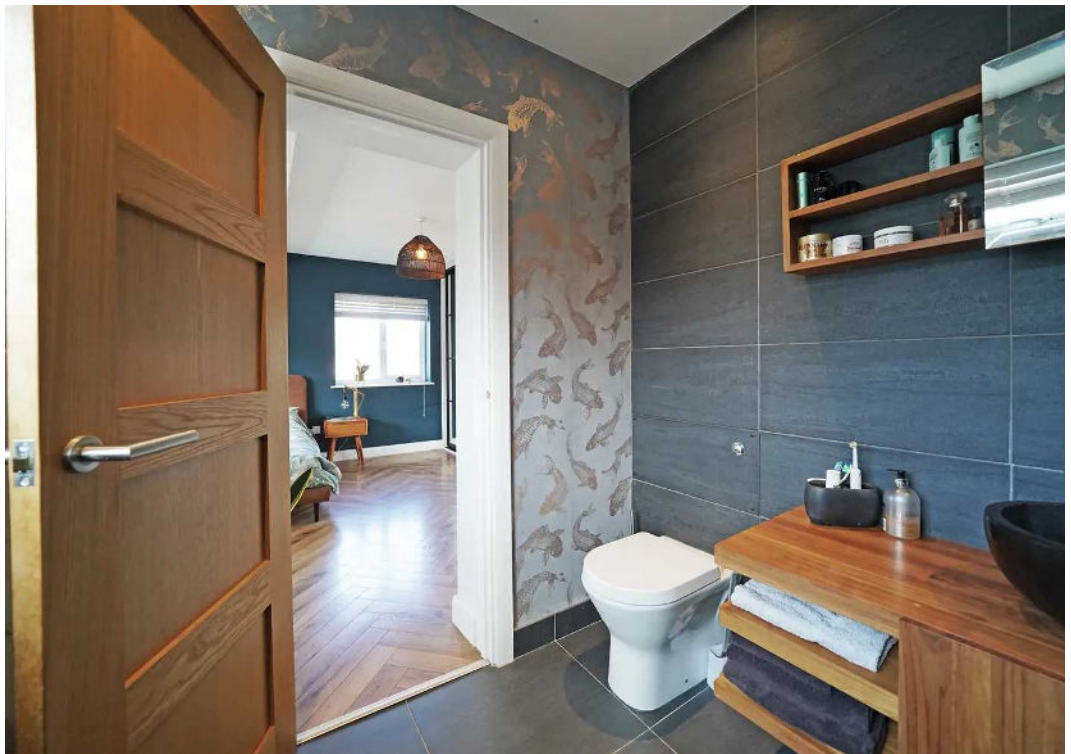
Integrated oven, integrated hob, extractor, microwave/second oven, fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms, some light fittings, two garden sheds and an electric garage door.

**ADDITIONAL INFORMATION**

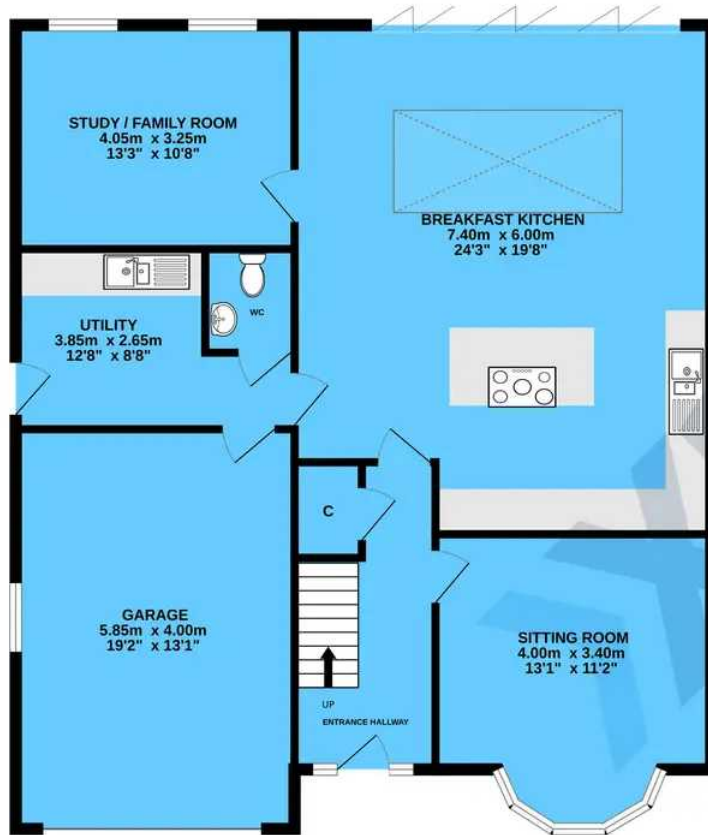
Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Loft space - with ladder and lighting.

**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 regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 182.4 sq.m. (1963 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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