



**3**

Bedrooms



**1**

Bathroom





This beautifully presented 3-bedroom home in the sought-after Eastern Green area on Broad Lane offers an exceptional opportunity for families or professionals seeking a modern, move-in-ready property, the home provides the perfect blend of style, comfort, and convenience.

The interior boasts three spacious bedrooms, each filled with natural light and ample storage options. The living space is generous, offering a warm and inviting atmosphere, ideal for family gatherings or hosting guests. The expansive kitchen is designed with modern appliances and plenty of countertop space, perfect for both everyday cooking and entertaining. The family bathroom is sleek and contemporary, adding a touch of luxury to the home.

Additional features of the property include triple glazing throughout, ensuring energy efficiency and sound insulation. Bi-fold doors open from the living area to the garden, seamlessly blending indoor and outdoor living spaces. The loft is fully boarded and double insulated, offering significant storage space or the potential for future development. Having been re-wired in 2021, with certificates available, the property offers peace of mind for the new owners. An approx 6-year-old boiler provides efficient heating throughout the home.


Outside, the property benefits from a substantial driveway, providing off-road parking for up to four cars, which is ideal for families with multiple vehicles. The sizeable rear garden features a beautifully decked area, perfect for outdoor dining and relaxation. The double garage adds extra storage or parking space and could be used for hobbies or a workshop.

Situated in a prime location with excellent local amenities, schools, and transport links, this home is ideal for modern living. With its stylish finish, practical features, and spacious layout, this property is ready for its new owners to move in and enjoy.

- 3 Spacious Bedrooms
- Modern Interior Throughout
- Large Family Bathroom
- Expansive Kitchen and Dining Area
- Generous Living Space
- Freehold
- EPC Rating: E
- Council Tax: D

Arrange a viewing today to fully appreciate everything this stunning home has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Broad Lane, Coventry, CV5

