



324 Broad Lane, Coventry, CV5 7AT

Guide Price £350,000

charlesrose.

This spacious and well positioned detached family home is located in the ever popular Eastern Green section of the fringe of Coventry giving easy access to the A45 and local train stations including Tile Hill and Canley. The property benefits with no onward chain and offers spacious family accommodation with the large reception room, lovely dining kitchen with access to the garden and conservatory. The first floor boasts three double bedrooms and a family bathroom and externally the property also carries on with the space on offer with a large driveway to the front and to the rear a lovely private and mature garden.

## LOCATION

Broad Lane is positioned in this popular location of Eastern Green being close to local schooling and within easy access of the A45 and both Canley & Tile Hill Train Stations. The property is only a short drive from the town centre offering easy access to all the amenities on offer that Coventry has to offer together with being extremely close to Warwick University.

## ON THE GROUND FLOOR

### Entrance Hallway

A spacious entrance hallway that has stairs rising to the first floor and doors leading off to multiple rooms on this level including a WC, utility and the main reception rooms.

### WC / Cloakroom

Offering a modern white suite with WC and wash hand basin with half height tiled walls.

### Living Room 19'1" x 13'7" (5.83m x 4.15m)

This well proportioned and spacious reception room is located to the front of the property with views out over the driveway. The room offers a focal fireplace with surround and hearth with electric fire inset.

### Dining Kitchen 19'1" x 9'11" (5.83m x 3.03m)

Set to the rear this spacious dining kitchen offers an array of storage within the copious gloss white wall and base units. There are complementary work surfaces on offer together with a large breakfast bar. Integrated appliances include a Rangemaster oven with

extractor hood and a wine cooler. There are also spaces and plumbing for a washing machine and fridge freezer. Sliding doors lead in to the conservatory.

### Conservatory 11'2" x 11'2" (3.42m x 3.42m)

With double glazed windows, roof and doors offering lots of natural light and views over the gardens.

### Utility Room 8'6" x 5'4" (2.61m x 1.65m)

This handy utility room offers further storage space and access into the large garage.

### Garage 18'11" x 15'5" (5.78m x 4.71m)

With lighting and electrics offering valuable storage space for goods and vehicles.

## ON THE FIRST FLOOR

### Landing

This open landing gives access to the loft, airing cupboard and doors to all rooms.

### Bedroom One 13'7" x 9'10" (4.15m x 3.02m)

This great sized double bedroom is located with views over the front gardens.

### Bedroom Two 11'6" x 9'11" (3.52m x 3.03m)

A further good sized double bedroom with views over the rear gardens and greenery.

### Bedroom Three 10'4" x 9'3" (3.17m x 2.82m)

The third of the double bedrooms on offer in this property, once again a great size.

### Bathroom 6'11" x 6'11" (2.13m x 2.12m)

Offering a beautiful modern white suite with tiled splash back areas. The suite includes a

roll top bath, a separate shower cubicle, wash hand basin and low level flush wc. It has been fitted to a lovely standard and quite recently.

## OUTSIDE

### Front

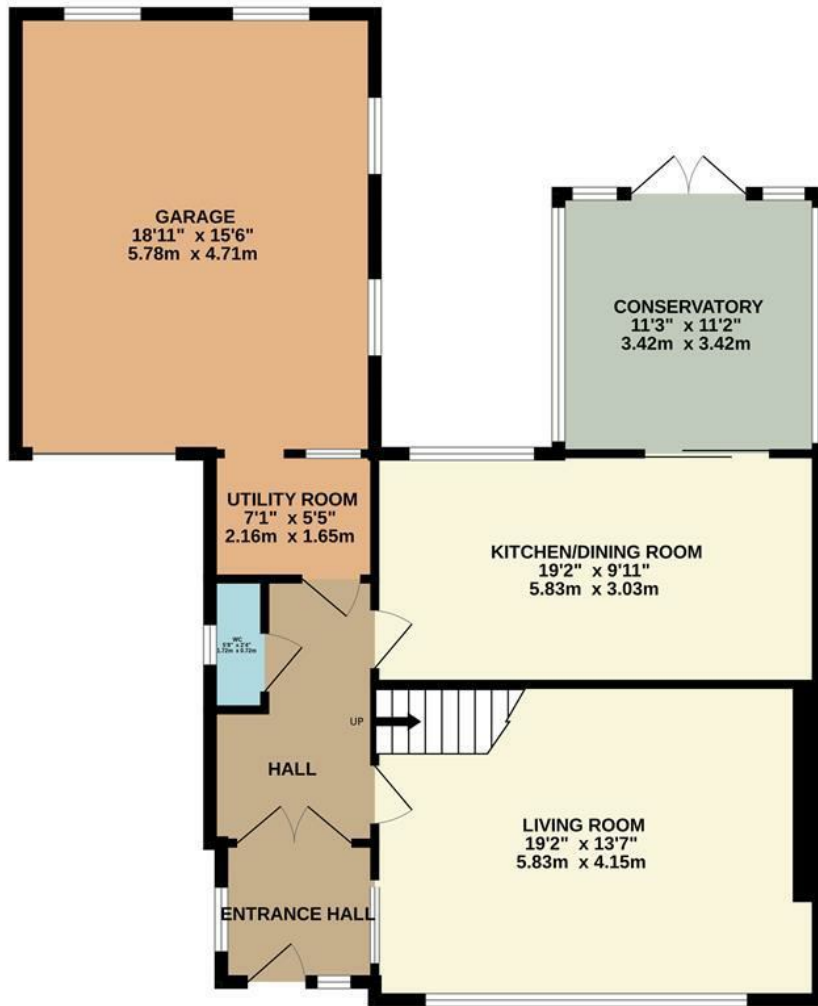
There is a large block paved driveway on offer to the front with access to the main front door and garage. There is a section of mature planters that creates privacy.

### Rear

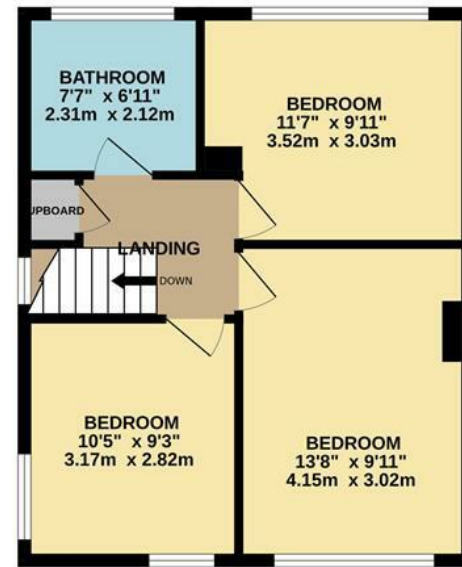
This mature and good sizzled rear garden is mainly laid to lawn with mature borders, shrubs and trees. The raised paved area steps down to further paving and the lawns.



GROUND FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

