







# 37 Hockley Lane

# Eastern Green, Coventry, CV5 7FS

Situated on the edge of the city, close to glorious open countryside lies this double bayed mid-terraced property, available with immediate vacant possession. With both gas heating and double glazing, the property features a large front driveway providing off-road parking for many vehicles, together a much longer than average rear garden, enjoying the sun all afternoon with the added benefit of rear car access. Briefly comprising of a hallway, front lounge, kitchen/diner, utility and cloakroom. The are three large bedrooms on two floors, two ensuites and a separate shower room. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Eastern Green is a mainly residential suburb to the far west of Coventry. Easy access to and from the city centre is available via Broad Lane and the nearby A45 allows excellent access to a number of other local areas. Renowned for its excellent choice of facilities such as sought after schools, for all ages and various daily shops, therefore ideal for young families.

£250,000

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## Eastern Green, Coventry, CV5 7FS









- TERRACED HOUSE ON LARGE **PLOT**
- LONG FRONT DRIVEWAY
- THREE DOUBLE SIZED **BEDROOMS**

- TWO ENSUITES, FOUR WC'S
- IN NEED OF COMPLETE REDECORATION
- IDEAL FOR ACCESS TO THE A45
  NO CHAIN, GREAT POTENTIAL
- CLOSE TO VARIOUS DAILY **AMENITIES**

#### ON THE GROUND FLOOR

3'5 x 3'1

Hall

Lounge

11'9 x 10'7 plus bay

Kitchen/Diner

15' x 10'4

Utility

8'4 x 5' overall

Cloakroom 5'3 x 2'4

ON THE FIRST FLOOR

Bedroom No.2

15'2 max 8'7 min x 9'9 plus bay

Bedroom No.3

11'2 x 8'9

**Ensuite Bathroom** 

5'4 x 5'

**Shower Room** 

7'5 x 5'9

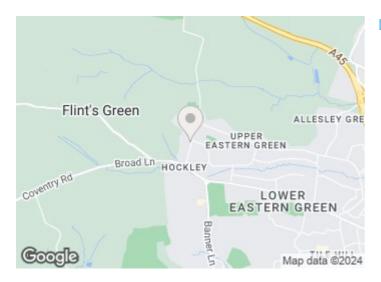
ON THE SECOND FLOOR

Bedroom No.1

16' x 11'3

**Ensuite Cloakroom** 

5'5 x 2'7



**Directions** 

















### Floor Plan

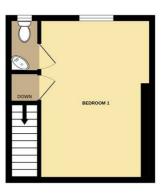
GROUND FLOOR 1ST FLOOR







2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, norms 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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