



yourdreampad



## 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. There are three large bedrooms on two floors, two en-suites 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

# 37 Hockley Lane

Eastern Green, Coventry, CV5 7FS



- TERRACED HOUSE ON LARGE PLOT
- TWO ENSUITES, FOUR WC'S
- IDEAL FOR ACCESS TO THE A45
- LONG FRONT DRIVEWAY
- IN NEED OF COMPLETE REDECORATION
- NO CHAIN, GREAT POTENTIAL
- THREE DOUBLE SIZED BEDROOMS
- CLOSE TO VARIOUS DAILY AMENITIES

## ON THE GROUND FLOOR

Hall

3'5 x 3'1

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

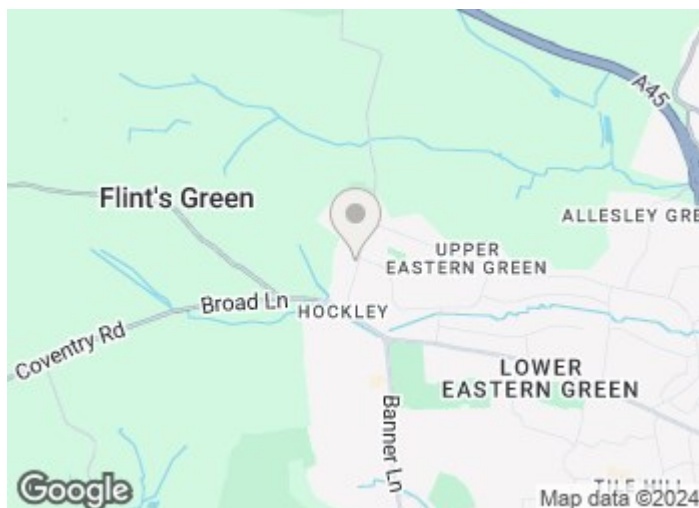
## ON THE SECOND FLOOR

Bedroom No.1

16' x 11'3

Ensuite Cloakroom

5'5 x 2'7



[Directions](#)





# Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	