

**Unique Family Home
In A Lovely Location
Broad Lane Coventry
CV5 7AA **£450,000**
Freehold**

haart
of COVENTRY



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Ref: HRT037642623

A rarely available four bedroom family home situated in a generous plot within this highly sought after location. Viewing simply is a must in order to appreciate.

- Unique Family Home
- Extended Semi Detached
- Two Generous Receptions
- Kitchen Breakfast
- Utility & Wc
- Four Bedrooms
- Moder Four Piece Bathroom
- Large Drive & Garage



Entrance Hall

Entered via a double glazed composite door with opaque full height double glazed windows to front. Stairs to first floor, under stairs storage cupboards, Amtico flooring, feature radiator, doors to further accommodation.

Living Room 12'0" x 15'10" (3.66m x 4.83m)

Double glazed bow bay window to front, with fitted shutters. Feature fireplace with stone hearth, inset and surround, picture rail and coving, radiator, double doors to dining room.



Dining Room 11'4" x 13'9" (3.45m x 4.19m)

Double glazed bay to the rear with windows and French doors to garden. Amtico flooring, picture rail, coving and radiator.

Kitchen / Breakfast Room 13'1" x 14'4" (3.99m x 4)

Double glazed window and French doors to rear. A 10' vaulted ceiling with two Velux windows to side and feature windows to rear. A fitted kitchen with a range of wall and base units, feature work surface with inset stainless steel sink and mixer tap. Integrated electric oven and microwave, four ring gas hob with stainless steel splashback and cooker hood over. Space for American style fridge freezer, opening to utility.

Utility Room 6'0" x 5'10" (1.83m x 1.78m)

Double glazed door to side. A range of fitted wall and base units, laminate work surface with inset sink drainer and tiling to walls. Recess for washing machine and tumble drier stack, tiled floor, door to WC.

Cloakroom

Low level WC, feature wash hand basin with work top finish, tiled walls, recessed downlights, feature flooring.

First Floor Landing

Stairs from ground floor, loft hatch and doors to further accommodation.

Bedroom 10'0" x 13'10" (3.05m x 4.22m)

Double glazed bow bay window to front, twin fitted double wardrobes with feature panelling and lighting, radiator.

Bedroom 9'4" x 14'3" (2.84m x 4.34m)

Double glazed bay window to the rear, a range of full height fitted wardrobes, radiator.

Bedroom 7'7" x 16'8" (2.31m x 5.08m)

Double glazed window to front, feature flooring, radiator, spiral staircase up to mezzanine level.

The mezzanine level measures 7' 7" x 6' 9" and is currently used as a sleeping area with Velux window to the rear and eaves storage access.

Bedroom 6'3" x 8'2" (1.9m x 2.49m)

Double glazed Oriel window to front, feature flooring, radiator.

Bathroom

Two double glazed windows to the rear, a four piece family bathroom with; free standing bath,

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walk in shower enclosure with rainfall shower and hand attachment, vanity wash hand basin, low level WC. Feature panelled wall, tiled floor, recessed downlights, heated towel rail.

Driveway

A block paved driveway to the front of the home providing off road parking for at least 4 vehicles and direct access to the garage. the driveway is enclosed by mature plants, hedges and trees.

Garage 7'10" x 17'0" (2.39m x 5.18m)

With electric roller door, recessed downlights, door to rear garden.

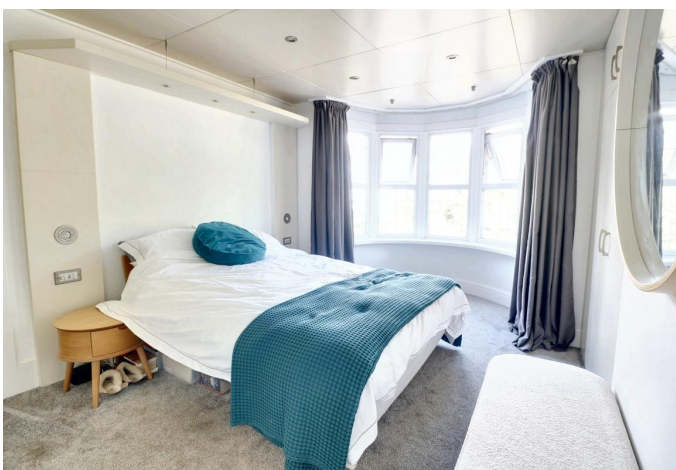
Rear Garden

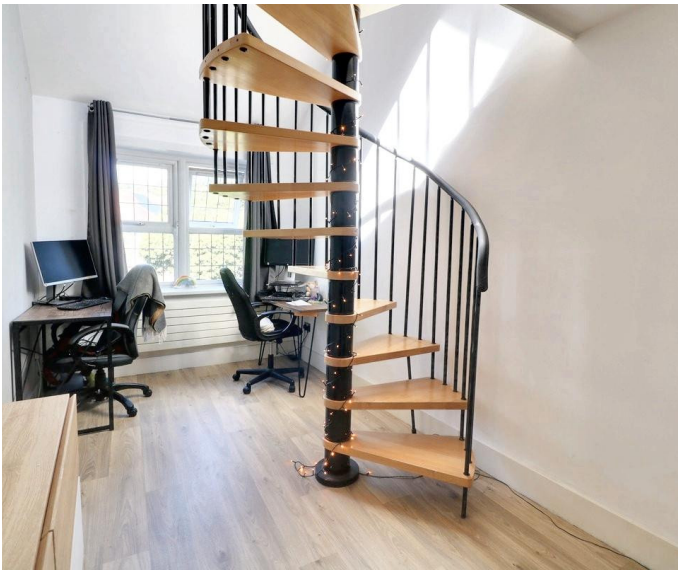
Stepping out from the dining room you will find a glass roof pergola over a decked area that opens on to a large patio area (perfect for entertaining) that spans the width of the plot, leads down the side to the garage and opens on to a mature lawn framed by trees and established borders. A stepping stone path leads to the bottom of the

garden where you will find a second patio area with fire pit and a the garden office. The garden enjoys a Southerly aspect and is approximately 100' in length,

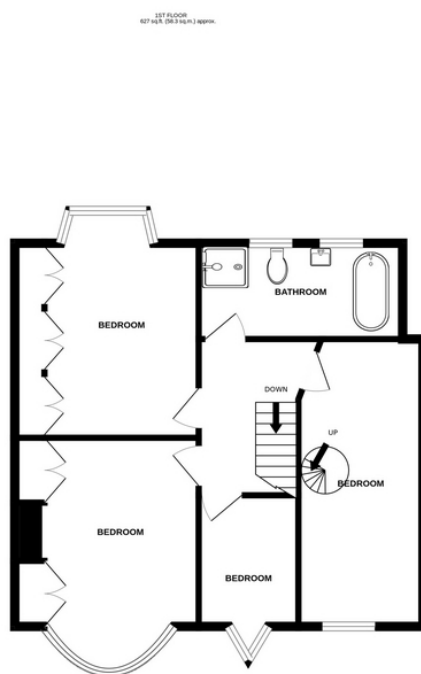
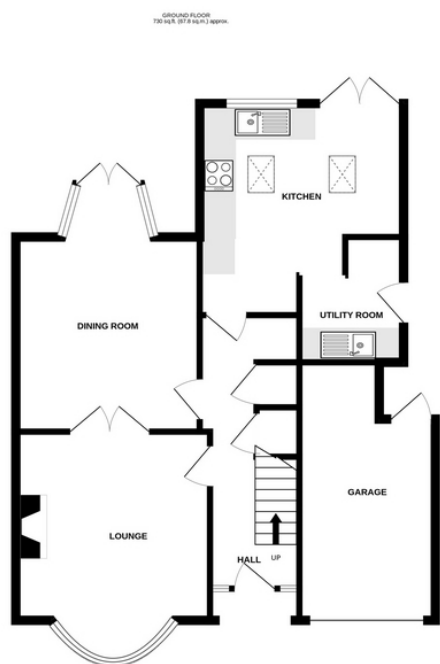
Garden Office 9'7" x 10'7" (2.92m x 3.23m)

A timber built garden office, full insulated, with power light and data cable port. There are large full height double glazed doors that open to the garden and a double glazed window and door to the side.

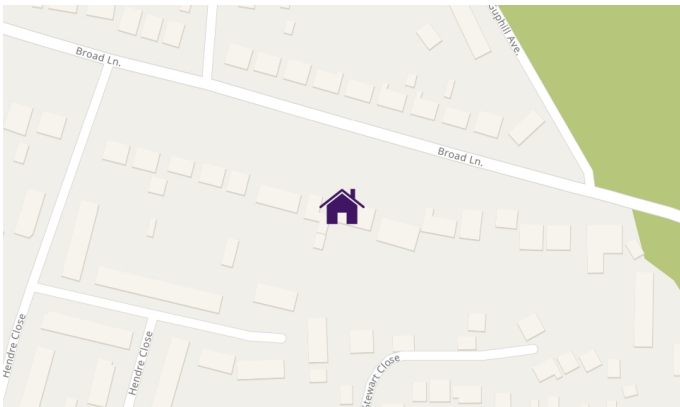








TOTAL FLOOR AREA: 1357 sq.ft. (126.1 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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