



TAILOR MADE

SALES & LETTINGS



Broad Lane

, Coventry, CV5 7AF

Asking Price £325,000



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Tailor Made Sales and Lettings are thrilled to bring to market this stunning family home located on Broad Lane, occupying a superb plot with large frontage, providing ample off-road parking, electric up and over garage door, leading to a covered car port, detached single garage and incredible size, mature rear garden.

The property is located the Hearsall Common end of Broad Lane, conveniently positioned on the edge of various different areas including Whoberley, Allesley Park and Earlsdon, therefore providing an immense amount of local amenities, excellent schooling, easy access to large supermarkets and great transport links including regular bus service and easy access to Canley Rail Station, which provides direct links to Birmingham International, New Street and London Euston, ideal for commuters and travel seekers.

This excellent extended semi detached family home, offers well presented accommodation arranged over two levels and comprises a good sized entrance hallway, large, extended through lounge / diner with bay window, modern fireplace and patio doors onto the huge garden. There is an extended modern, refitted kitchen with integrated appliances including a stunning range cooker. There is also the huge benefit of a modern, good sized downstairs cloakroom and WC.

The first floor comprises two excellent sized double bedrooms and a good sized single bedroom. There is a modern, fully tiled bathroom with roll top bath, shower over glass screen, wash hand basin, WC, heated towel rail and double glazed window.

This much loved and vastly improved family home, is ready to move straight into, but still affords great potential to further extend and expand, subject to the necessary planning consents.

The rear garden is a real gem! Mature, and very private with secure electric remote control side access and comprises a large patio area, detached garage, metal shed and huge lawn area with various mature shrubs and trees.

Full Property Summary

Entrance Hallway

Doors off to the lounge / diner, downstairs cloakroom and kitchen. Stairs to the first floor.

Extended Lounge / Diner

Double glazed bay window to the front elevation, modern fire surround with inset electric fire, central heating radiators and large extended dining area with modern herringbone flooring and sliding double glazed patio doors onto the garden.

Downstairs WC

A modern, fully tiled downstairs cloakroom, comprising a WC, wall hung wash hand basin and double glazed window.

Extended Kitchen

A beautiful, refitted shaker style kitchen, comprising a range of wall and base units, laminate counter tops, stylish metro tiled splash backs, porcelain sink drainer and stunning range cooker with five ring hob. There is a selection of integrated appliances including eye-level microwave, dishwasher and washing machine. There is space for a fridge freezer, double glazed window overlooking the garden, as well as double glazed window and door to the side driveway.

First Floor Landing

Doors off to all three bedrooms and the family bathroom, double glazed window to the side elevation and access to the loft space, which could be converted in the future.

Bedroom One

Double glazed bay window to the front elevation, comprehensive range of built in wardrobes and central heating radiator .

Bedroom Two

A good sized double bedroom with double glazed window overlooking the garden and central heating radiator.

Bedroom Three

Double glazed window to the rear elevation, central heating radiator and wall mounted gas combination boiler.

Bathroom

A modern fully tiled family bathroom, comprising a roll top bath with waterfall shower over, glass screen, wash hand basin, WC, heated towel rail and double glazed window.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of

particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



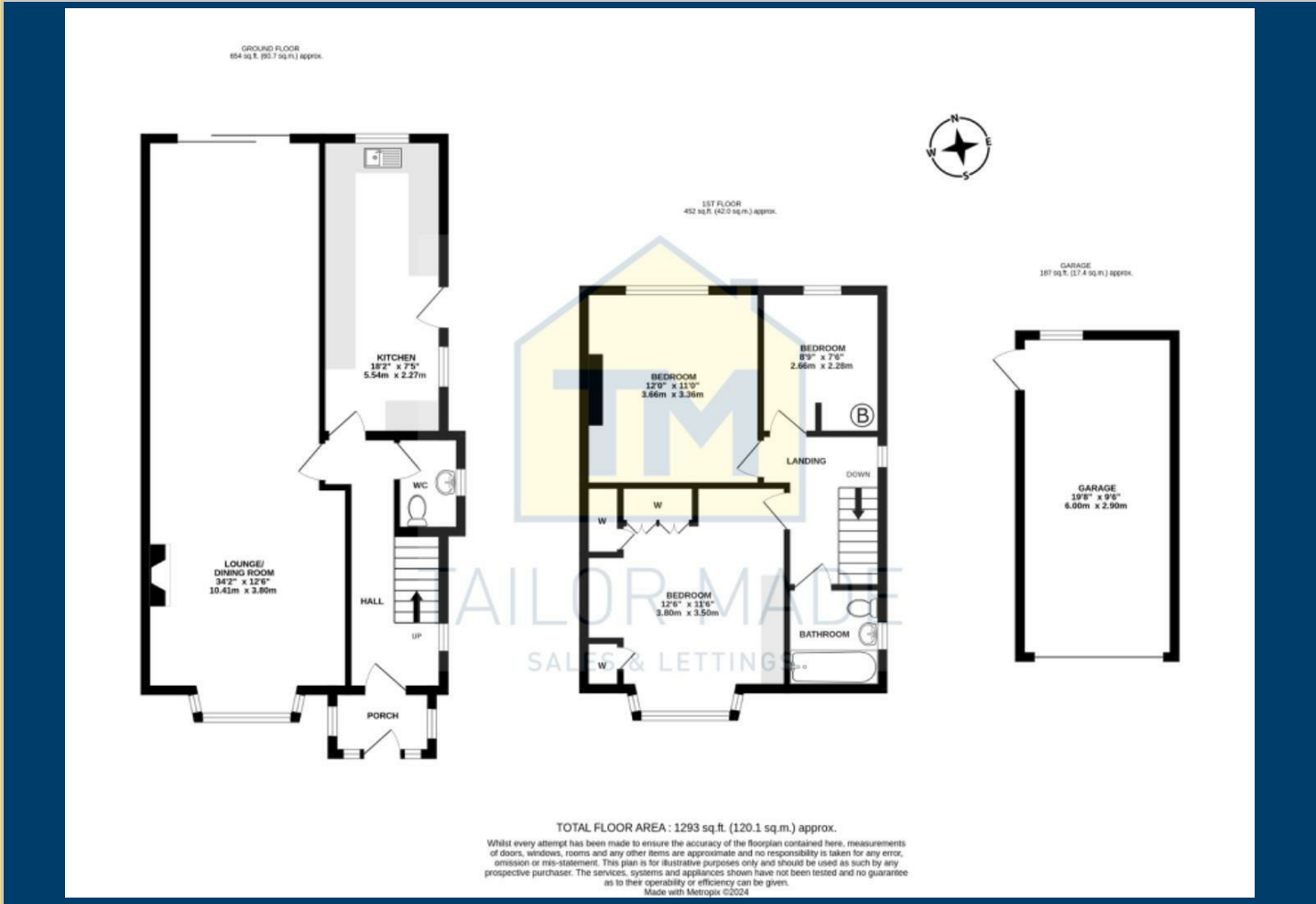
Hybrid Map



Terrain Map



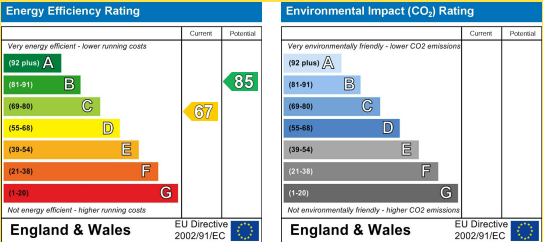
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.