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Property Experts



Broadmere Rise  
Broad Lane CV5 7DS

# Broadmere Rise

## CV5 7DS

STAMP DUTY PAID WITH RESERVATIONS BETWEEN APRIL AND MAY. Cedar Gardens is a superb development of eight individually designed five bedroom detached family homes built to a high specification over three floors situated to the west of the City. Conveniently located close to local amenities, popular primary and secondary schools and close to the A45 linking the motorway network.

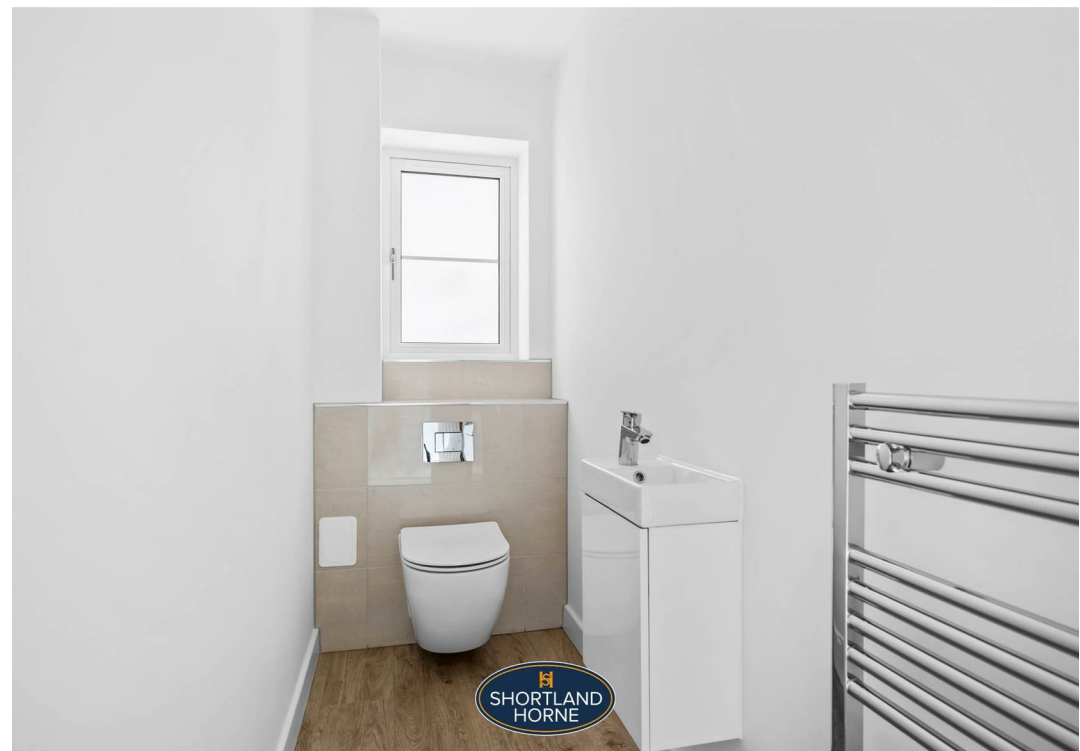
Upon entering you walk into a spacious hallway benefitting from cloaks storage and ground floor W.C, spacious front family room. A particular feature of this beautiful family property is the stunning kitchen/dining room with fitted Bosch appliances and granite work surfaces and doors leading to the garden. To the first floor there are four spacious bedrooms, one of which benefitting from en-suite shower room. There is also a modern fitted family bathroom with bath and shower over. On the second floor there is another double bedroom and en suite shower room.

Externally the property benefits from a block paved double width front driveway. To the rear, the property has a neatly laid out lawned rear and a paved patio area. An early viewing is highly recommended to appreciate the quality of finish in these stunning new builds.

selling quality  
property since 1995

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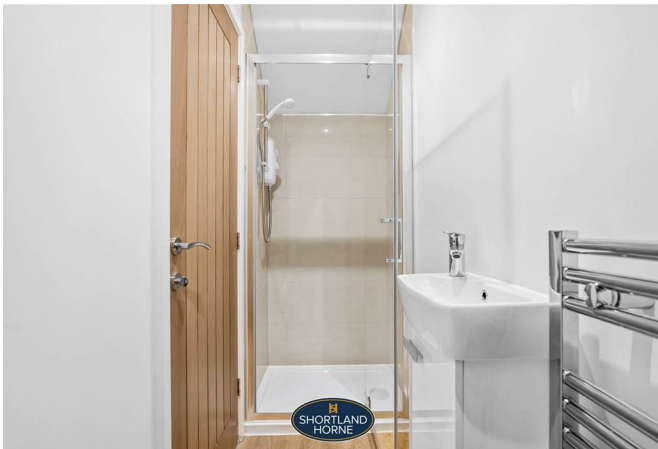




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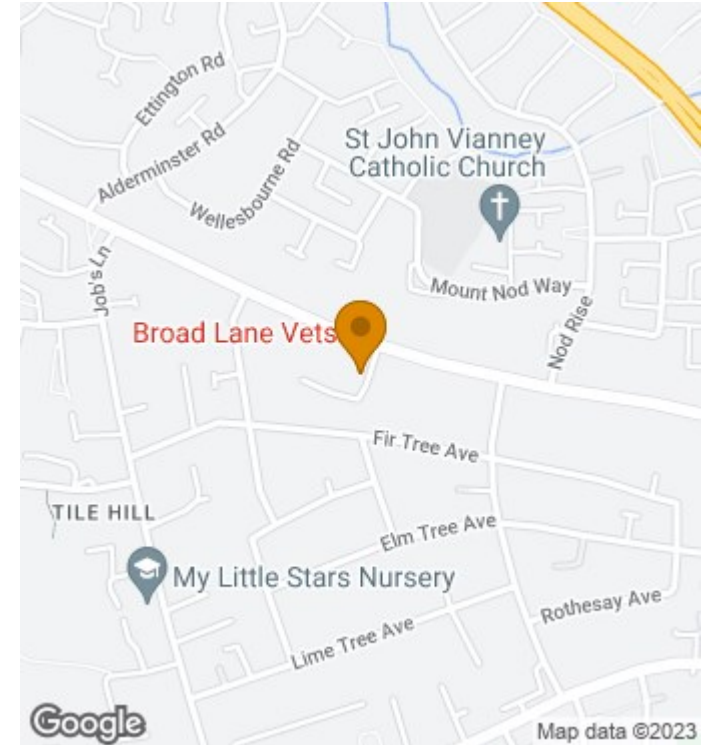


# Dimensions



# Floor Plan

# Location Map



Total area: sq ft

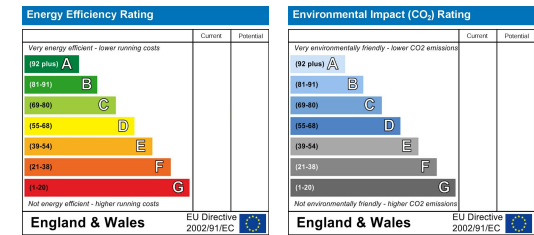
**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## EPC



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