




SHORTLAND
HORNE

Trusted
Property Experts



Eastern Green Road
CV5 7LH



Eastern Green Road

CV5 7LH

AN IMMACULATE EXECUTIVE FAMILY HOME IN THE SOUGHT-AFTER LOCATION OF EASTERN GREEN JUST OFF EASTERN GREEN ROAD, POSITIONED ON A VERY GENEROUS PLOT WITH SUPER ROAD LINKS TO COVENTRY AND BIRMINGHAM WITH OVER 3300SQFT OF LIVING SPACE.

This magnificent six bedroom detached home has been cleverly extended and fully refurbished throughout by the current owners to provide a more spacious and modern style of living. You really do need to see this property to fully appreciate the spec and space it has to offer.

Briefly the downstairs accommodation comprises of the hallway leading to the main feature of the property the kitchen/diner with air conditioning, the kitchen comprises of a range of wall and base units and a pantry cupboard, all in solid oak including a built-in seating area and granite work surfaces and a Insinkerator hot water tap there is also an integrated Siemens dishwasher, two Neff ovens, a Smeg hob and integrated fridge. The dining area and the kitchen both have double doors leading on to the garden. The lounge is a lovely size with a feature gas fireplace and double doors leading in to the dining room. The property also has a super family room with sliding doors leading to the garden, a study, a boot room, a utility with fitted wall and base units and space for appliances, downstairs w/c and a separate shower room. Upstairs there are six spacious bedrooms, the master suite is a super size with a quality fitted en suite shower room. The second bedroom also has a modern en suite shower room and there are two further double bedrooms and the two generously sized single bedrooms. The family bathroom has been refurbished and is stunning with a separate walk in shower and free standing bath.

Outside the rear garden is fully enclosed and mainly laid to lawn with mature shrubs and trees and a paved patio area. To the front there is an in and out driveway providing ample room for parking, there is also an attached garage.

(please note the fitted furniture in the boot room will be removed)









Dimensions

GROUND FLOOR

Study

3.94 x 2.97

Lounge

6.88 x 5.04

Drawing Room

6.72 x 3.54

Dining Room

7.12 x 3.83

Kitchen/Breakfast Room

7.12 x 3.78

Family Room

5.97 x 4.74

Boot Room

2.81 x 2.49

Garage

6.08 x 2.39

Bedroom 2

3.77 x 3.65

Ensuite

Bathroom

Bedroom 3

3.13 x 2.90

Bedroom 4

5.04 x 4.05

Bedroom 5 with fitted

wardrobes

4.04 x 2.38

Bedroom 6

3.05 x 2.76

FIRST FLOOR

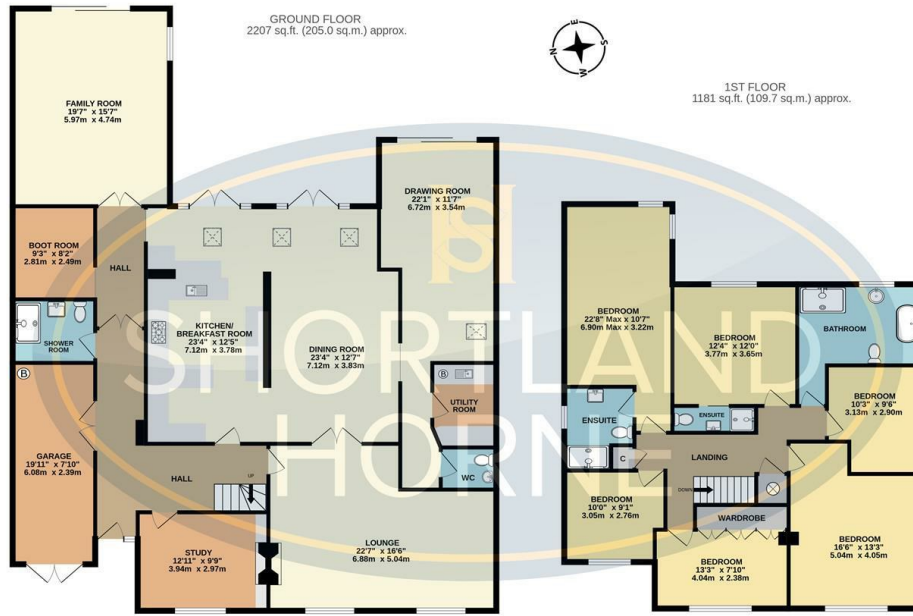
Bedroom 1

6.90 x 3.22

En-suite



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.
Made with Metropix ©2024

Total area: 3388.00 sq ft

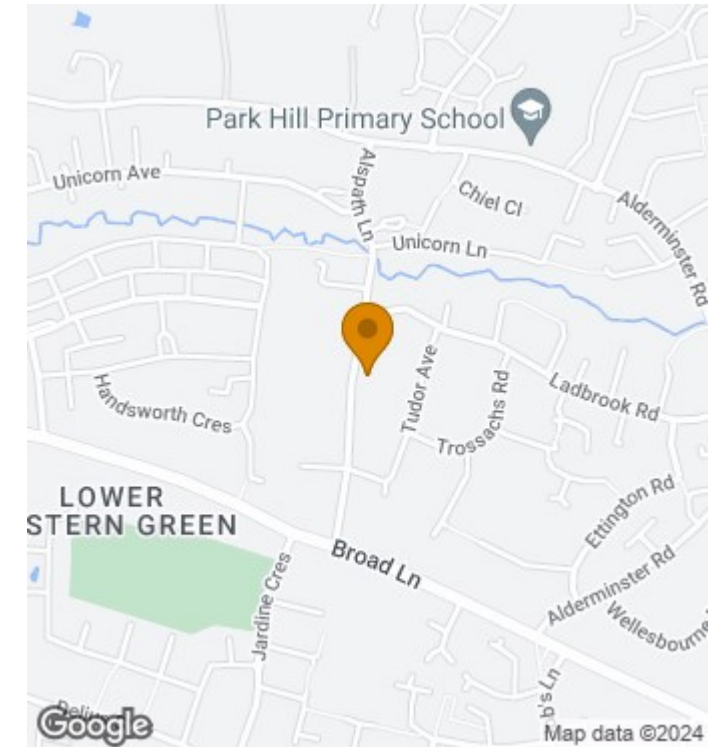
Disclaimer

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

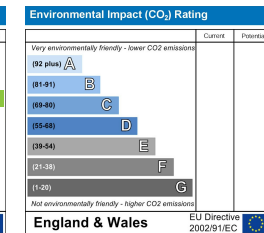
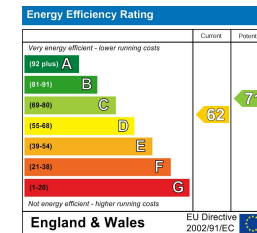
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

Location Map



EPC



Trusted Property Experts

02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne