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Broad Lane
CV5 7AP

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A WONDERFUL ONE OF A KIND FAMILY HOME SET ON A VERY GENEROUS PLOT CLOSE TO THE A45 AND BIRMINGHAM AIRPORT. WITH 2330 SQFT OF LIVING SPACE.

This beautiful five/six bedroom detached property is situated in the ever so popular location of Broad lane and is conveniently positioned to local schools, shops and Jaguar Land Rover.

The ground floor offers an entrance hallway with doors leading off to a lovely open plan breakfast extended kitchen/diner with Bi-Fold doors opening out to the the garden and the kitchen having integrated appliances to include an oven, gas hob and a dishwasher, there is a spacious lounge with a feature fire place, separate dining room/snug, office/bedroom and an Annex bedroom with an en-suite shower room.

On the first floor you will find a really good size family bathroom with bath and a walk in shower, three double bedrooms and a generous single bedroom.

Outside to the front of property is a pebbled driveway providing the space to park several vehicles and to the rear is a stunning fully enclosed south facing private landscaped garden which is a partially decked with lights on a timer and a large shed for extra storage.









Dimensions

GROUND FLOOR	Bedroom 3.33m x 2.84m
Entrance Hallway	
Kitchen/Breakfast	Bedroom 3.53m x 2.24m
5.74m x 3.30m	
Dining Room	Family Bathroom 3.99m x 2.46m
4.99m x 3.71m	
Snug	
4.62m x 3.30m	
Lounge	
5.77m x 5.56m	
Bedroom	
4.22m x 2.82m	
Games Room/Bedroom	
4.69 x 2.72	
En-Suite	
FIRST FLOOR	
Bedroom	
4.65m x 4.27m	
Eaves	
Bedroom	
4.22m x 2.82m	

Floor Plan



TOTAL FLOOR AREA : 2330sq.ft. (216.4 sq.m.) approx.

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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Total area: 2330.00 sq ft

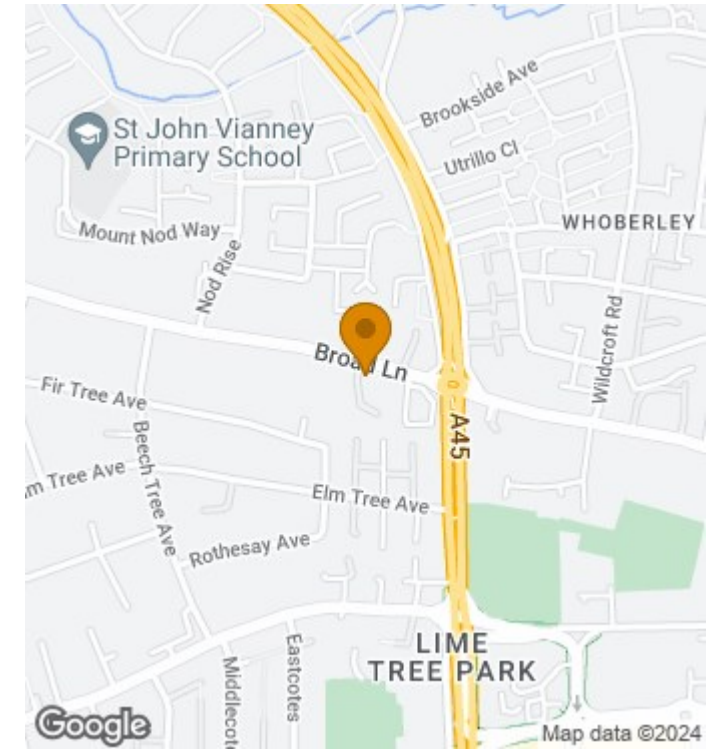
Disclaimer

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 Home.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
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Location Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	68

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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