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Broad Lane  
Tile hill CV5 7AP



# Broad Lane

## CV5 7AP

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

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

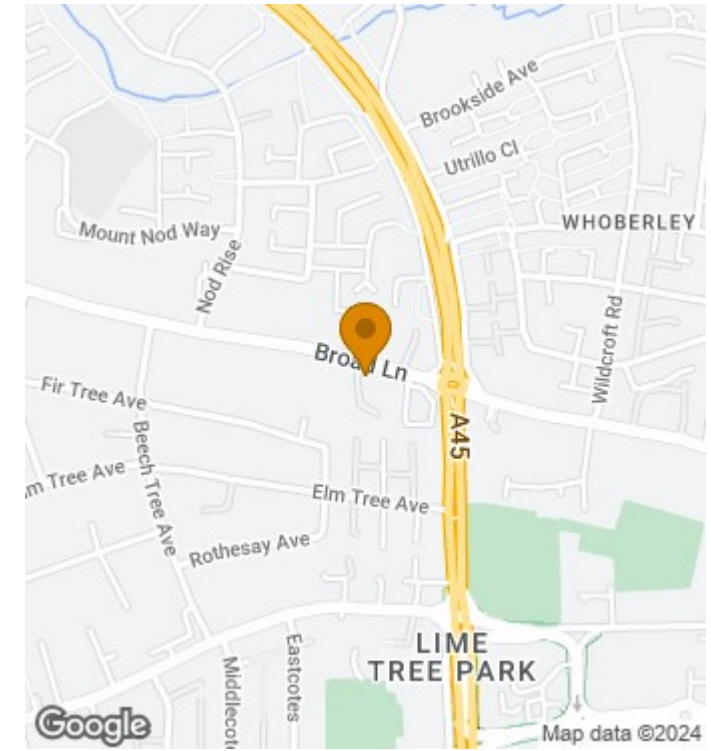
**Disclaimer**

**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.  
**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 Home property to confirm current availability.  
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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.  
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**Referrals** If Shortland Home 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 Home'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 Home 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

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		56	68
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



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