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Broad Lane  
Tile hill CV5 7AA



# Broad Lane

Welcome to this stunning detached house located on Broad Lane in Coventry. This impressive property boasts an expansive 4,945 sq ft of living space, offering a luxurious and comfortable lifestyle for its residents.

As you step inside, you are greeted by not just one, but four reception rooms, providing ample space for entertaining guests or simply relaxing with your family. The highlight of the house is the super open-plan kitchen, dining and living space, perfect for hosting gatherings and creating lasting memories.

With seven bedrooms and five bathrooms, including a master suite with a dressing room and ensuite, this house ensures that everyone has their own private sanctuary. Additionally, three of the bedrooms come with their own ensembles, while two family bathrooms cater to the needs of the household.

The property also features a sunroom that overlooks the beautifully landscaped rear garden, where you can unwind and enjoy the tranquillity of the outdoors. For those who enjoy movie nights, there is even a cinema room where you can relax and watch your favourite films in style.

Outside, you will find a brick-built workshop with attached WC and log store, a garage, a patio area, and a vegetable growing area, perfect for those with green fingers. The inclusion of solar panels, an air source heat pump, underfloor heating throughout, rainwater harvesting, MVHR and air conditioning in the main rooms, not only helps the environment but also reduces energy costs, making this home both eco-friendly and cost-effective.

Located in a great area with excellent transport links to Coventry and Birmingham, this property offers the best of both worlds - a peaceful retreat away from the hustle and bustle, yet with easy access to city amenities.

Don't miss out on the opportunity to own this exceptional property that combines space, luxury, and convenience in one perfect package. Contact us today to arrange a viewing and make this dream home a reality!

**selling quality**  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hallway

Open Plan Kitchen & Dining

11.5 x 10.24

Sun Room

6.88 x 2.62

Cinema Room/ Study

6.66 x 3.92

Utility Room

WC

Plant Room

Cloakroom

### FIRST FLOOR

Reception/Landing

8.93 x 6.21

Master Bedroom

4.92 x 4.62

Dressing Room

4.92 x 3.02

Ensuite

3.53 x 2.29

Bedroom Two

6.71 x 3.23

Ensuite

Bedroom Three

4.92 x 3.66

Ensuite

Bedroom Four

4.92 x 3.60

Bedroom Five

3.93 x 3.47

Family Bathroom

### SECOND FLOOR

Bedroom Six

5.75 x 4.34

Bedroom Seven

5.75 x 3.20

### EXTERNAL

Shed/Workshop

5.95 x 3

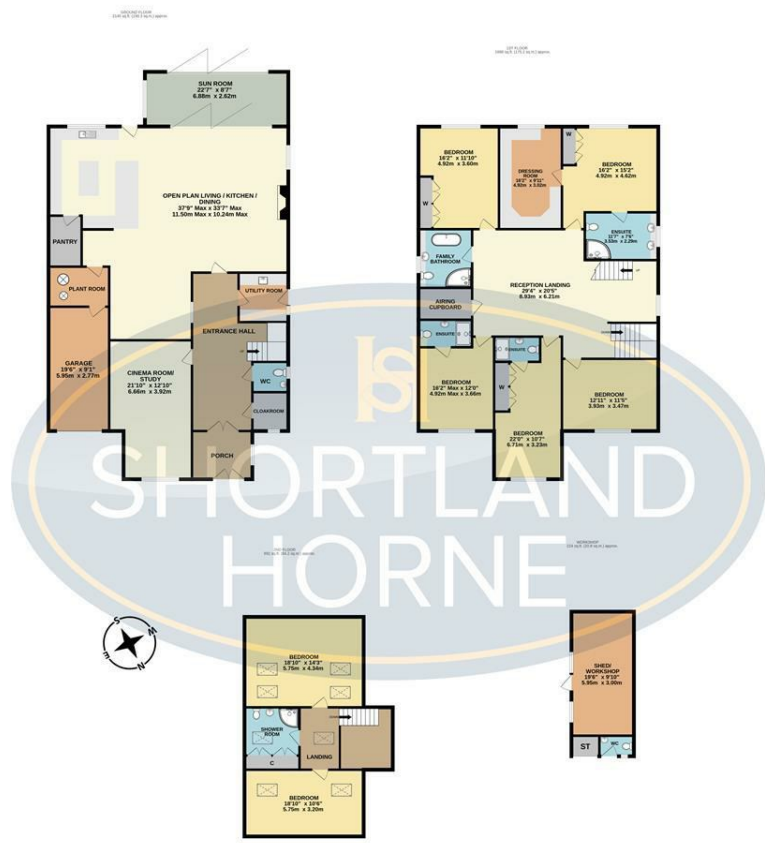
WC

Garage

5.95 x 2.77



# Floor Plan



Total area: 4945.00 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

TOTAL FLOOR AREA: 4945 sq.ft. (459.4 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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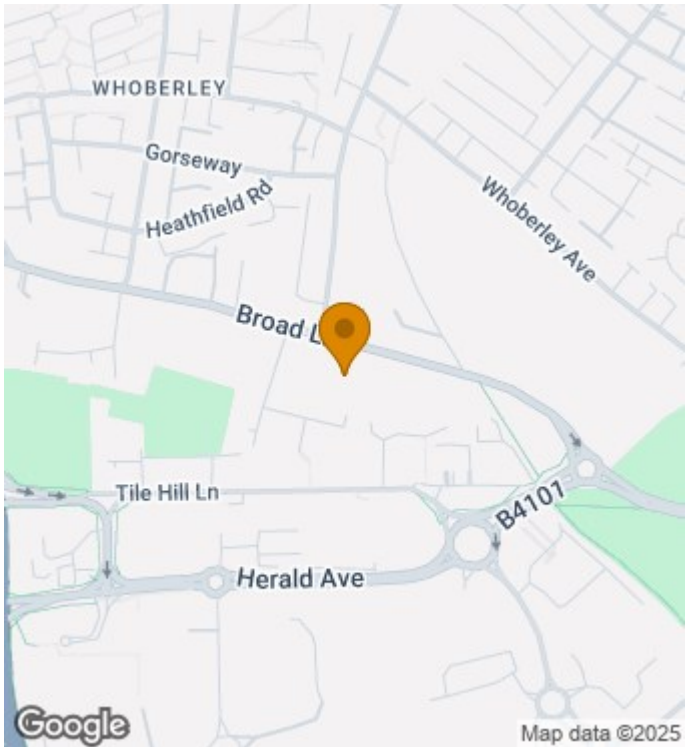
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

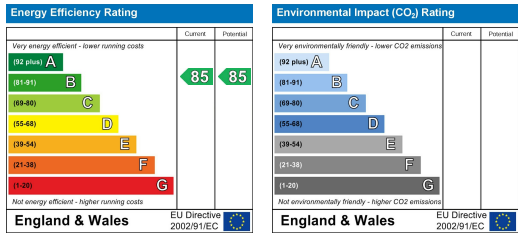
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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



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