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Broad Lane
CV5 7AX

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* O'FLANAGAN BUILT THREE BEDROOM DETACHED FAMILY HOUSE * SMALL SELECT MODERN DEVELOPMENT * GAS CH & DOUBLE GLAZED * FULLY FITTED KITCHEN * 3 BEDROOMS TWO WITH BUILT IN WARDROBES * DIRECT ACCESS BRICK BUILT GARAGE * VIEWING HIGHLY RECOMMENDED

Welcome to this charming 3-bedroom detached house located on Broad Lane in Coventry. Situated in a small, select modern development on the west side of the city by O' Flanagan Homes offers a perfect blend of comfort and style.

As you step inside, you are greeted by the entrance hall with cloakroom to a beautifully fitted kitchen complete with a hob, oven, dishwasher and fridge/freezer, making meal preparation a breeze. The spacious lounge/ dining room has double glazed opening double doors to the private lawn garden with patio to quietly sit with a cup of tea or coffee! The property boasts 3 bedrooms, with 2 of them featuring built-in wardrobes, providing ample storage space for your belongings and spacious family bathroom with contemporary suite and shower.

One of the highlights of this lovely home is the direct access brick paviour drive leading to a brick garage, ensuring parking is always hassle-free. Whether you're looking for a cozy family home or a peaceful retreat, this property offers the perfect setting for you to create lasting memories.

Don't miss the opportunity to make this house your home sweet home in the heart of Coventry. Contact us today to arrange a viewing and take the first step towards owning this delightful property.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

FRONT & ENCLOSED

CLOAKROOM

FULLY FENCED

FULL WIDTH
LOUNGE/ DINING
ROOM

LAWN REAR GARDEN

VIEWING HIGHLY
RECOMMENDED

4.93m x 4.67m

FITTED KITCHEN
WITH BUILT IN
APPLIANCES

3.33m x 2.59m

LANDING

BEDROOM ONE

4.27m x 2.95m

BEDROOM TWO

3.15m x 2.82m

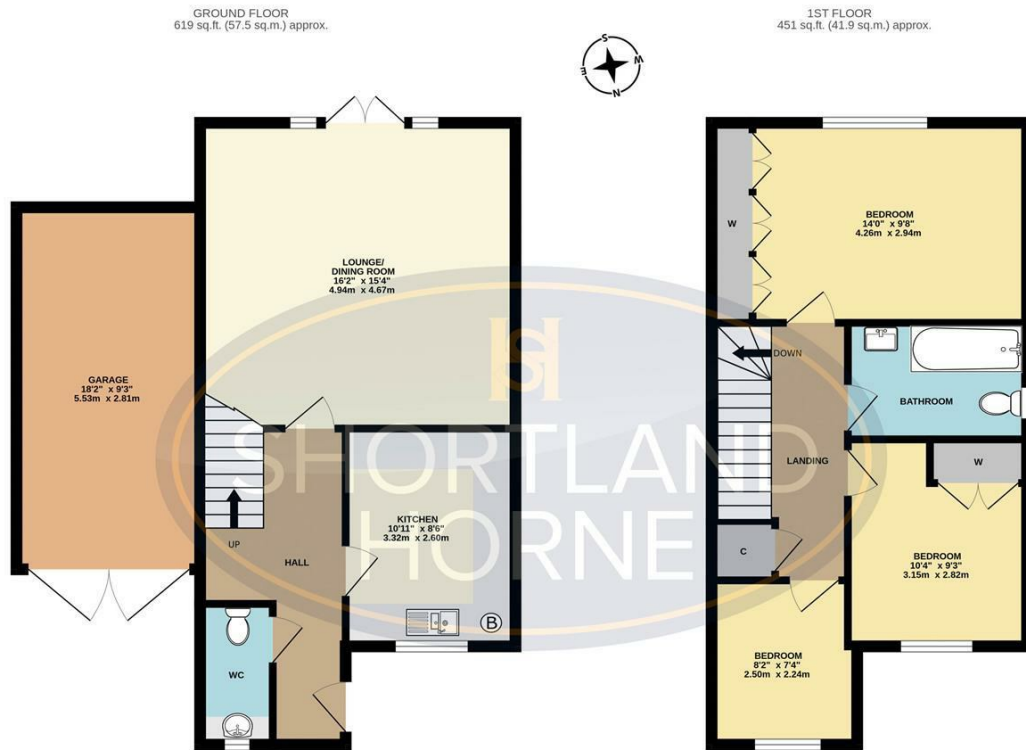
BEDROOM THREE

2.49m x 2.24m

FAMILY BATHROOM
WITH SHOWER

DIRECT ACCESS
BRICK PAVIOR DRIVE
TO ATTACHED BRICK





TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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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

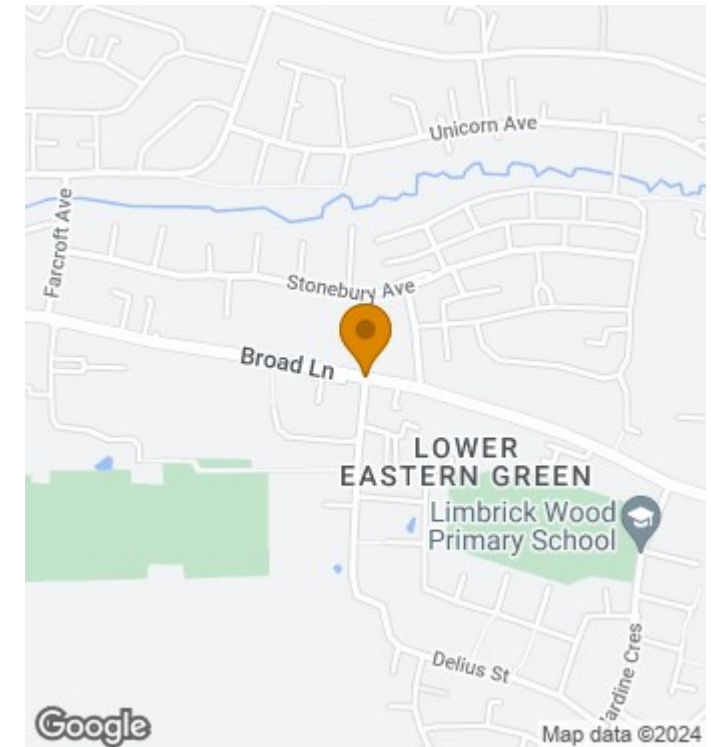
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

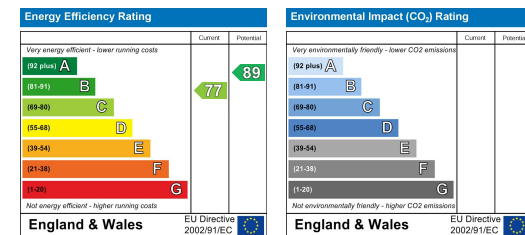
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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