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Kings Gardens
Broad Lane CV5 7AZ

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Welcome to Kings Gardens, Broad Lane, Coventry - A stunning five bedroom Detached family house nestled in a small, exclusive gated development of 7 properties by Haywood Developments Ltd. This well-appointed property boasts a spacious reception lounge with a full width Dining Breakfast Kitchen room having integrated appliances, ideal for entertaining guests or relaxing with family and utility room. With five spacious bedrooms, two with ensuite shower rooms and family bathroom, there is ample space for the whole family to enjoy on three floors !!

The property's well-proportioned layout offers comfortable living spaces, perfect for creating lasting memories. Two of the bedrooms feature ensuite shower rooms, providing convenience and privacy for residents and guests alike.

Direct access to the double garage ensures parking with additional car parking is a breeze with gated entrance to the private road with the electricity costs split between the seven residents. Whilst the landscaped gardens offer a tranquil retreat for outdoor relaxation or whether you're hosting a gathering or simply unwinding after a long day, this property caters to all your needs.

Don't miss the opportunity to make this beautiful house your home which has been immaculately presented from new some ten years ago - book a viewing today and experience the charm and elegance of this delightful property in Coventry.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

LANDING

CLOAKROOM

BEDROOM FIVE

4.93m x 3.15m

LOUNGE

5.05m x 4.80m

ENSUITE SHOWER ROOM

FULL WIDTH DINING

/ BREAKFAST

KITCHEN ROOM

7.24m x 3.53m

DIRECT ACCESS DOUBLE WIDTH GARAGE

4.95m x 4.95m

UTILITY ROOM

LANDING WITH

STAIRCASE TO

SECOND FLOOR

OPEN PLAN LANDSCAPED FOREGARDEN

BEDROOM ONE

4.90m x 3.76m

PRIVATE LANDSCAPED REAR GARDEN

FULLY TILED

ENSUITE SHOWER ROOM

SUMMER HOUSE WITH STORAGE SHED

BEDROOM TWO

4.90m x 3.99m

VIEWING HIGHLY RECOMMENDED

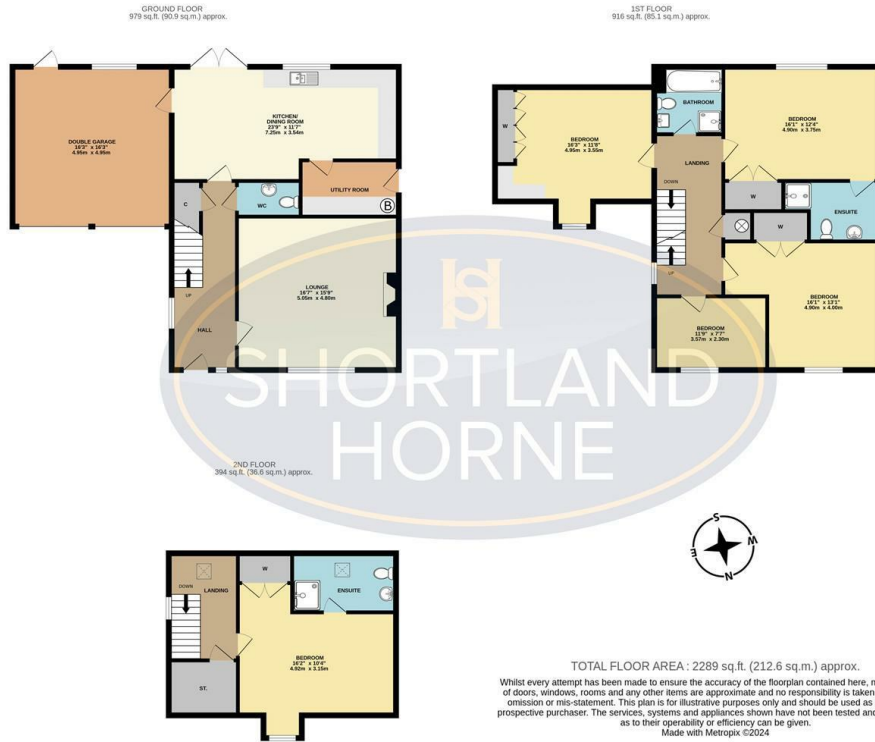
BEDROOM THREE

4.95m x 3.56m

BEDROOM FOUR

3.57 x 2.30

Floor Plan



Total area: 2289.00 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

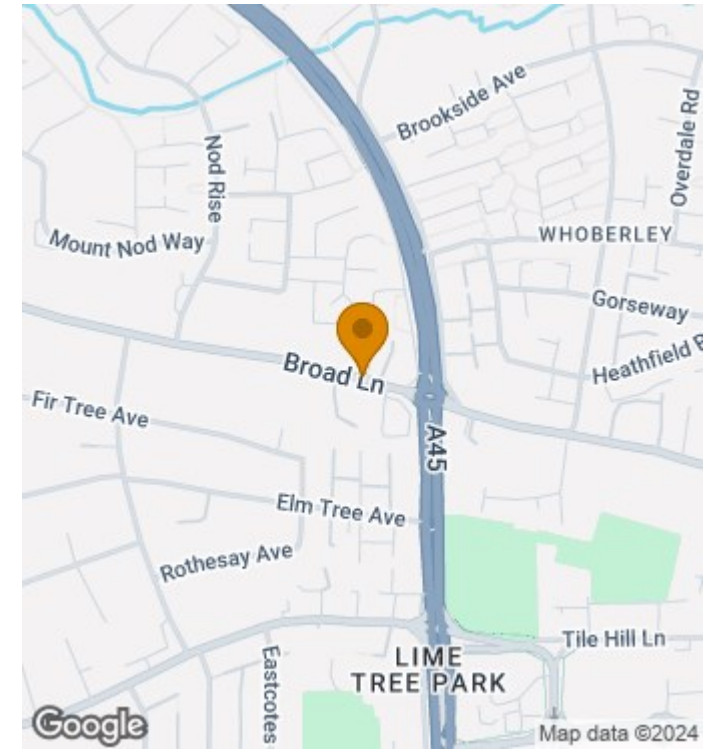
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

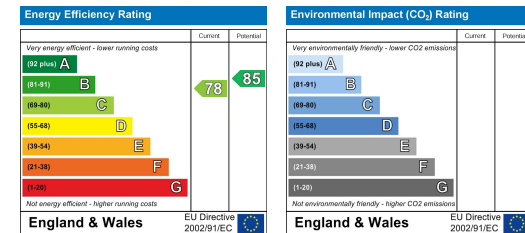
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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