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Broadlands Close  
Broad Lane CV5 7AJ

# Broadlands Close

## CV5 7AJ

\* WELL PRESENTED 4 DOUBLE BEDROOM DETACHED HOUSE \* EXTENDED FAMILY ACCOMMODATION \* SUPERB FAMILY/ LIVING ROOM WITH OPEN PLAN FULLY EQUIPPED BREAKFAST KITCHEN WITH ISLAND \* PRINCIPAL BEDROOM WITH ENSUITE \* VIEWING HIGHLY RECOMMENDED

Nestled in the charming Broadlands Close, Broad Lane cul de sac, this 4 bedroom detached house offers a perfect blend of space and comfort boasting extended family accommodation with four well-proportioned double bedrooms, and two bathrooms, ideal for a growing family.

The house features an impressive rear extension that includes a spacious family/living area with open-plan L-shaped breakfast kitchen with integrated appliances and central island, perfect for entertaining guests or simply enjoying family meals.

The principal bedroom comes complete with an ensuite shower room, providing a touch of luxury and privacy with 3 further double bedrooms and refurbished fully tiled contemporary bathroom with shower cubicle.

Situated in a peaceful cul-de-sac, just off Broad Lane, this property offers a serene setting with the added bonus of a private lawn rear garden with established trees and shrubbery providing a wealth of private and backing onto the Coventrian Rugby Field, ensuring beautiful views and a sense of openness. Additionally, the direct access integral garage and additional car parking.

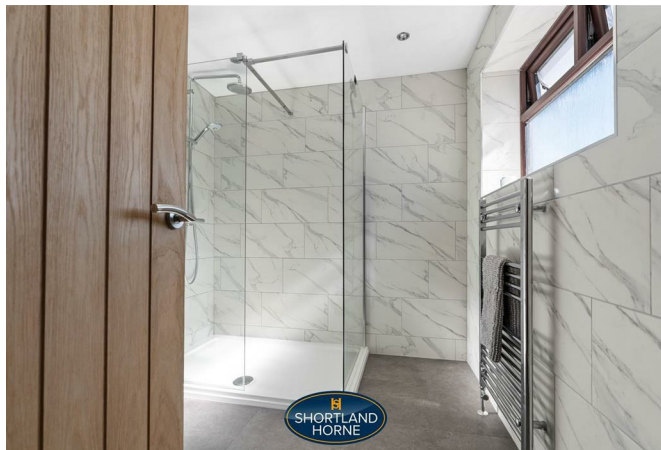
Don't miss the opportunity to make this extended detached house your new home. With its generous living spaces, modern amenities, and desirable location, this property is sure to impress even the most discerning buyer.

selling quality  
property since 1995









## Dimensions

**STORM PORCH  
ENTRANCE**

**DIRECT ACCESS  
INTEGRAL GARAGE**

4.67 x 2.45

**ENTRANCE HALL**

**CLOAKROOM**

**ESTABLISHED  
PRIVATE LAWN REAR  
GARDEN**

**FAMILY ROOM / SNUG**  
3.05 x 2.62

**VIEWING HIGHLY  
RECOMMENDED**

**OPEN PLAN LIVING/  
L SHAPED  
BREAKFAST KITCHEN**

7.40 x 5.10

**LANDING**

**BEDROOM ONE**

4.48 x 3.01

**ENSUITE SHOWER  
ROOM**

**BEDROOM TWO**

3.81 x 3.04

**BEDROOM THREE**

3.50 x 3.02

**BEDROOM FOUR**

3.01 x 2.86

**REFURBISHED FAMILY  
BATHROOM**

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# Floor Plan



TOTAL FLOOR AREA: 1485 sq.ft. (137.9 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.  
 Made with Metropix CS204

Total area: 1485.00 sq ft

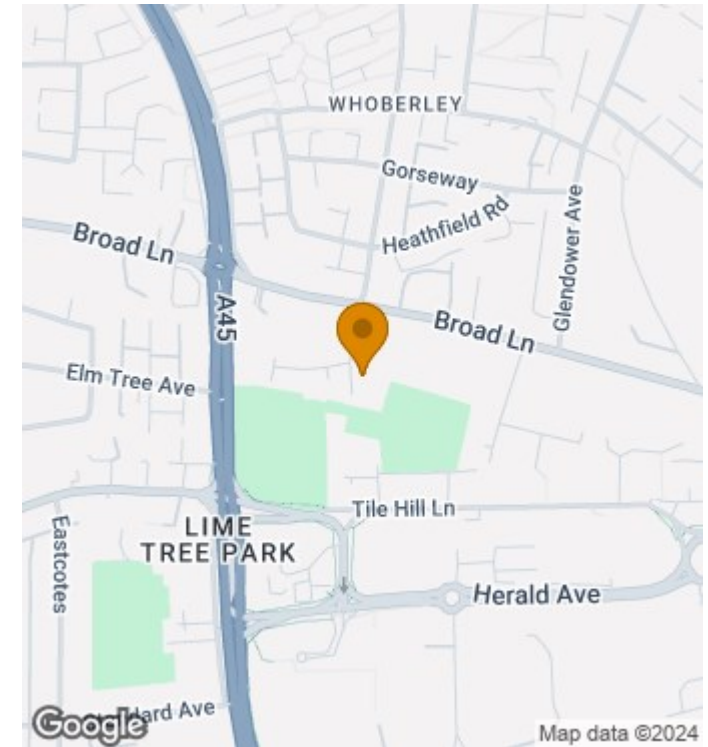
**Disclaimer**

**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

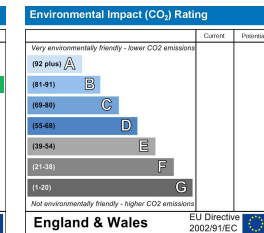
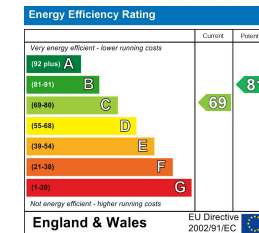
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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