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Broomfield Road  
CV5 6JX



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A charming period terraced house located in the sought-after area and conveniently located close to local amenities, schools, and transport links, this property offers a perfect balance of suburban living with easy access to the city centre and Earlsdon's bustling high street. This lovely property boasts an entrance hallway, splendid through lounge/dining room with feature fireplace, spacious fitted kitchen with breakfast area having double doors leading out to the garden, perfect for family meals and entertaining guests. On the first floor there are three well-appointed bedrooms, modern bathroom, and lovely gardens ideal for relaxing outdoors or enjoying a BBQ in the summer months.

The Location - Earlsdon is now widely considered to be the best residential district in Coventry and in recent years the main shopping street has become a bustle of business and leisure activity. There are numerous restaurants, bistros and wine bars as well as a wide selection of retail outlets along the main street.

For leisure, Spencer Park and Hearsall Common are particularly close with the beautiful War Memorial Park just over a ten minute walk away. Fine local amenities include Earlsdon Library, The Criterion Theatre, Hearsall Golf Club and Beechwood Lawn Tennis Club.

Earlsdon has its own excellent primary school and the area comes within the catchment for Finham Park Secondary School. Also located on the edge of Earlsdon is the highly regarded King Henry VIII Grammar school. There is easy access to Coventry City Centre (less than 1 mile) & Coventry University. Buses run close by, directly to Warwick University.

**selling quality**  
property since 1995

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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

0.97m x 3.43m

#### Bedroom/Dining Room

2.41m x 3.40m

#### Living Room

3.51m x 3.73m

#### Kitchen

1.78m x 2.69m

#### Utility

1.91m x 0.91m

#### Bathroom

1.78m x 1.80m

### FIRST FLOOR

#### Bedroom

3.51m x 3.40m

#### Bedroom

3.53m x 3.05m

### SECOND FLOOR

#### Bedroom

3.51m x 4.70m

Floor Plan



Total area: 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.

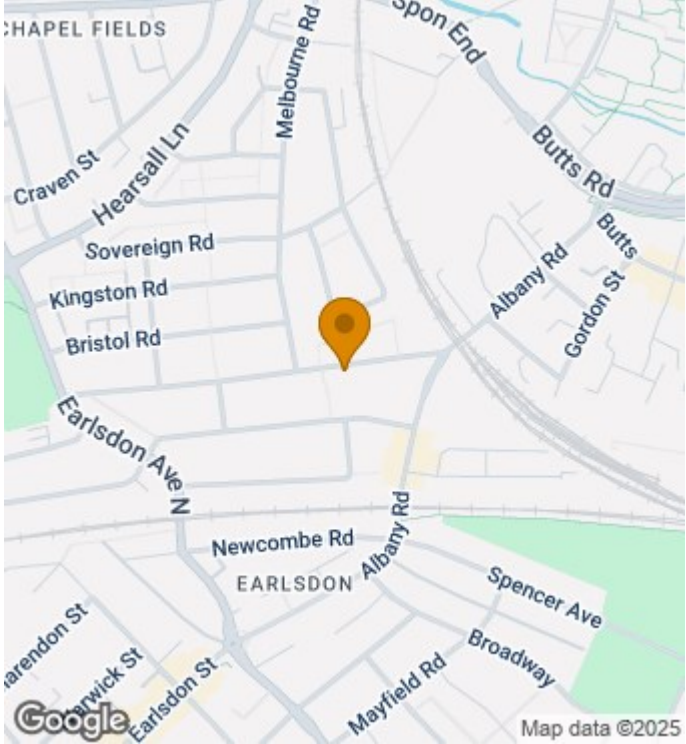
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

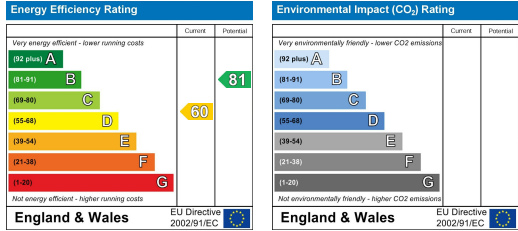
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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