




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Lower Eastern Green Lane
CV5 7DT

Lower Eastern Green Lane CV5 7DT

Welcome to this exquisite detached house located in a secluded location up a shared private road off Lower Eastern Green Lane, Coventry. Spanning an impressive 3,833 square feet, this property offers a perfect blend of luxury and comfort, ideal for modern family living.

As you enter, you will be welcomed by a spacious triple storey hall with bespoke chandelier and remote controlled Velux roof windows. The hall leads you to four spacious reception rooms, providing ample space for entertaining guests or enjoying quiet family time. The heart of the home is the superb open-plan kitchen, dining, and living area, designed for both functionality and style, making it perfect for hosting gatherings and creating cherished memories.

This remarkable bespoke residence features six well-appointed double bedrooms set over three floors, ensuring that everyone has their own private retreat. The master suite is particularly noteworthy, complete with a walk-in wardrobe, en-suite bathroom, and a private balcony. Additionally, there are three further bathrooms and a ground floor cloakroom, catering to the needs of the household with ease.

Situated in a desirable area with excellent transport links to Coventry and Birmingham, this property offers a peaceful retreat while remaining conveniently close to city amenities. Do not miss the chance to own this exceptional home that combines space, luxury, and convenience. Contact us today to arrange a viewing and take the first step towards making this dream home your reality!

The house has a fully maintained and monitored alarm system, underfloor hot water heating to the ground and first floors with digital thermostats in each room; and a computerised lighting system (Rako) to the hall, landings, lounge, kitchen and dining room featuring programmable lighting control switches. In addition the house is completely Cat 5 networked.



selling quality
property since 1995









Dimensions

GROUND FLOOR	En-suite
Entrance Hallway	Bedroom 4.50 x 3.35
Lounge 4.84 x 4.63	Bedroom 4.50 x 3.45
Family Room 4.50 x 3.45	Family Bathroom
Dining Room 4.26 x 3.64	SECOND FLOOR
Home Office 4.26 x 3.47	Bedroom 8.15 x 5.13
Kitchen/Dining Room 7.26 x 5.64	Bedroom 4.62 x 3.40
Utility 3.40 x 3.15	Shower Room
Downstairs Cloakroom	OUTSIDE
FIRST FLOOR	Garage 5.16 x 4.96
Bedroom 4.80 x 4.63	Rear Garden
En-suite Bathroom	
Dressing Room	
Bedroom 4.26 x 3.20	

Floor Plan



SHORTLAND HORNE

TOTAL FLOOR AREA: 3833 sq.ft. (356.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ©2025

Total area: 3833.00 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

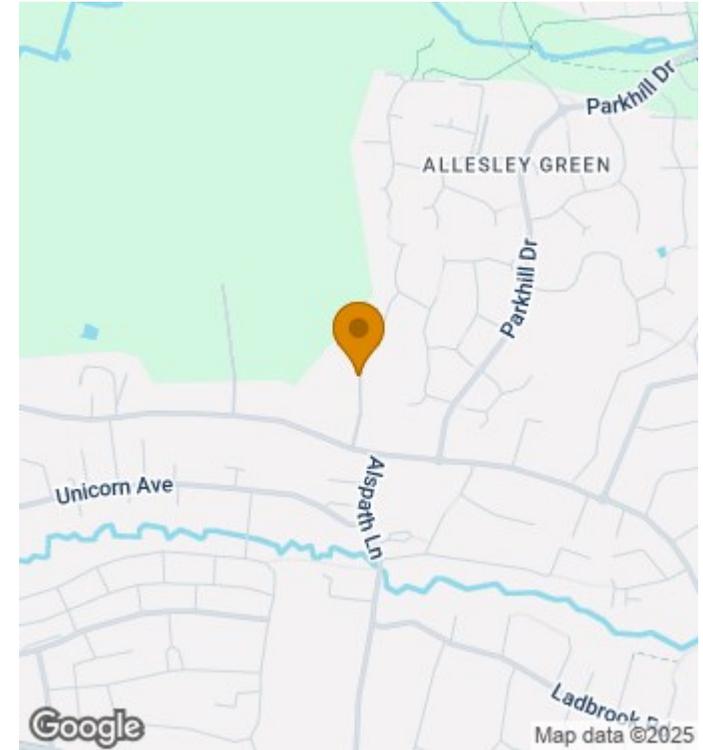
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Trusted Property Experts

📞 02476 222 123

✉️ lettings@shortland-horne.co.uk 🐦 @ShortlandHorne

🌐 shortland-horne.co.uk 📍 Shortland-Horne