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Lower Eastern Green Lane  
CV5 7DT



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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 private bathroom and dressing area. **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!**

Additionally, there are three further bathrooms and a ground floor cloakroom, catering to the needs of the household with ease. Outside, there are electric gates behind which you will find a brick-paved driveway with electric gates, a swimming pool, and a summer house. The property also features a fully equipped kitchen with a built-in oven, a dishwasher, and a refrigerator. 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. In addition the house is completely Cat 5 networked.



selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.84 x 4.63

Family Room

4.50 x 3.45

Dining Room

4.26 x 3.64

Home Office

4.26 x 3.47

Kitchen/Dining Room

7.26 x 5.64

Utility

3.40 x 3.15

Downstairs Cloakroom

### FIRST FLOOR

Bedroom

4.80 x 4.63

En-suite Bathroom

Dressing Room

Bedroom

4.26 x 3.20

En-suite

Bedroom

4.50 x 3.35

Bedroom

4.50 x 3.45

Family Bathroom

### SECOND FLOOR

Bedroom

8.15 x 5.13

Bedroom

4.62 x 3.40

Shower Room

### OUTSIDE

Garage

5.16 x 4.96

Rear Garden

Floor Plan



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.

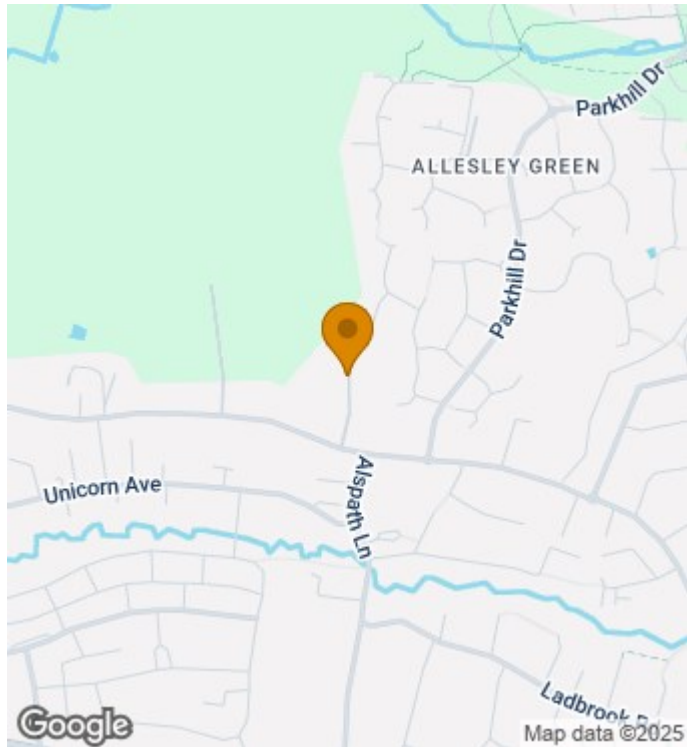
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

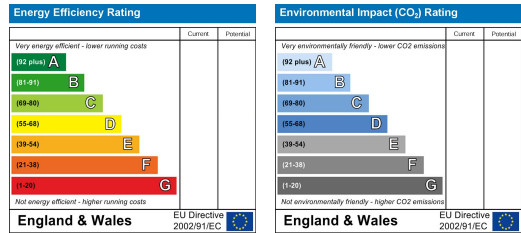
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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