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Property Experts



Broadwater  
CV5 6QQ



# Broadwater

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Nestled in the desirable cul-de-sac of Broadwater in Earlsdon, Coventry, this splendid four-bedroom detached house presents an exceptional opportunity for families and individuals alike. The property boasts two spacious reception rooms and snug/family room, providing ample space for relaxation and entertaining guests. The home has a lovely warm feeling and must be viewed to be appreciated.

The heart of the home is the inviting living room which overlooks a well-sized garden. The garden itself is a true delight, featuring a fabulous and well-stocked established collection of hydrangeas, creating a picturesque setting for summer gatherings or quiet evenings.

There is a good sized kitchen/dining area which leads into the snug which is ideal on cold evenings. The dining area has an added benefit of patio doors leading onto paved patio once again allowing the garden to enhance the openness of the property perfect for a cup of tea and relax.

There are four well proportioned bedrooms with the master benefitting from an ensuite. The main bathroom is a good size. The property has been very well looked after throughout.

The property also benefits from a double garage and a driveway, ensuring ample parking for multiple vehicles, a rare find in such a sought-after location.

Broadwater is ideally situated within easy walking distance to Coventry Memorial Park, where you can enjoy leisurely strolls or family picnics. Additionally, Earlsdon High Street is just a short walk away, offering a variety of shops, cafes, and local amenities. For those who commute, Coventry Railway Station is conveniently close, providing excellent transport links to the wider region.

This fabulous property not only offers a comfortable living space but also presents significant potential for personalisation and enhancement. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this home in Broadwater is not to be missed.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hall

Living Room

7.15 x 3.74

Dining Room

3.75 x 3.54

Family Room

3.36 x 3.02

Kitchen/Dining

6.83 x 2.88

Downstairs Cloakroom

Storage Cupboard

### FIRST FLOOR

Main Bedroom

5.04 x 3.90

Ensuite

Bedroom Two

3.75 x 3.50

Bedroom Three

3.75 x 3.4

Bedroom Four

2.57 x 2.34

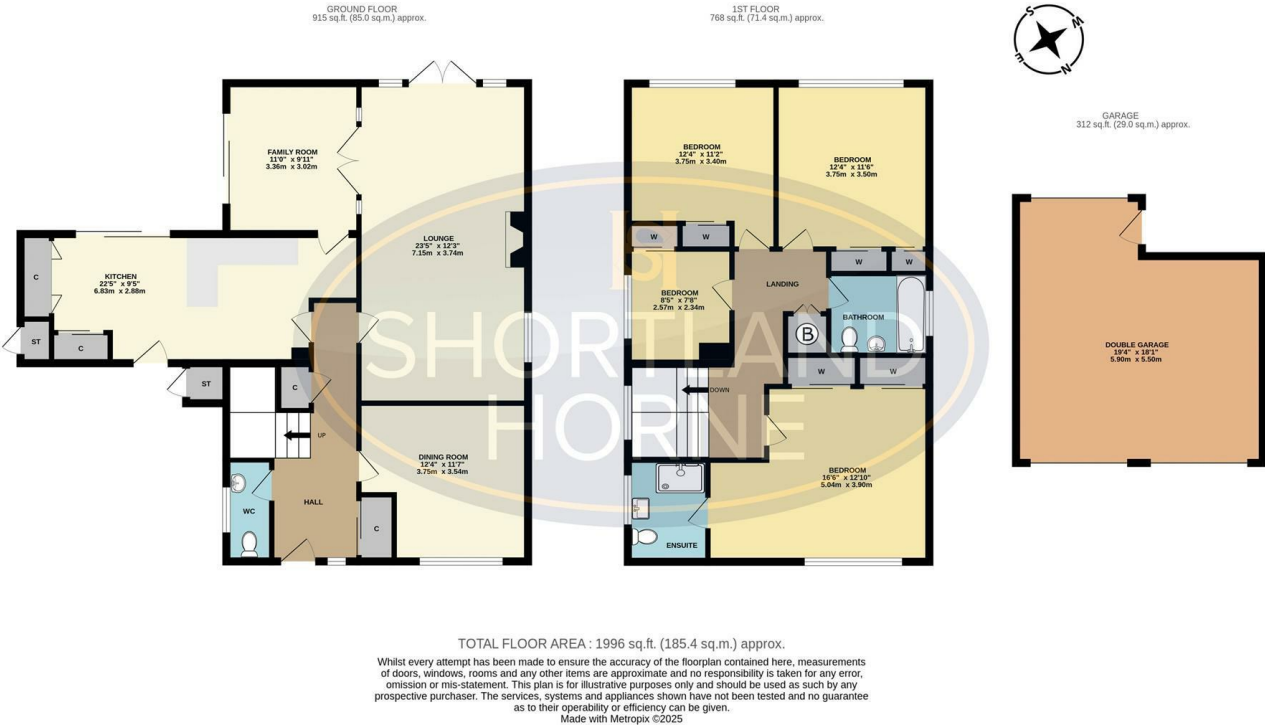
Family Bathroom

Double Garage

5.90 x 5.5



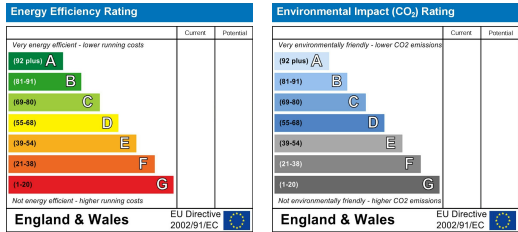
Floor Plan



Location Map



EPC



Total area: 1996.00 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.



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