




SHORTLAND
HORNE

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Upper Eastern Green Lane
Eastern Green CV5 7DP

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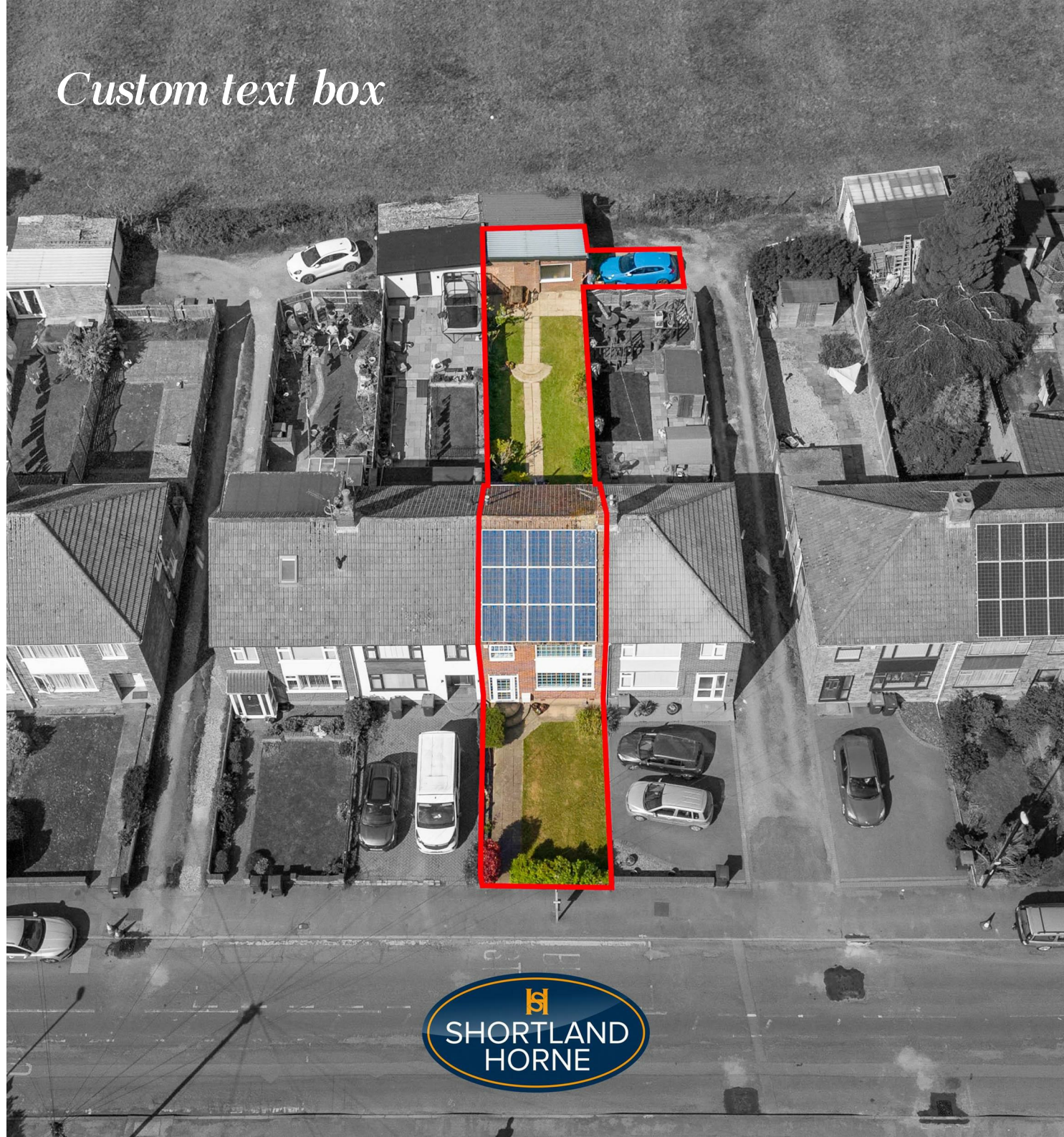
Nestled in the desirable area of Eastern Green, Coventry, this charming mid-terrace house offers a perfect blend of comfort and convenience for families. Spanning an impressive 1,081 square feet, the property boasts three well-proportioned bedrooms and a modern family shower room, making it an ideal choice for those seeking space and functionality.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The ground floor features a generous lounge/diner, complete with a delightful gas fireplace, creating a warm and inviting atmosphere for family gatherings. The sliding doors provide seamless access to the garden, allowing for an abundance of natural light. The extended kitchen is a highlight, equipped with modern fittings, a gas cooker, and ample space for essential appliances such as a fridge/freezer, dishwasher, and washing machine.

The first floor comprises two double bedrooms, with the master bedroom conveniently offering access to the family shower room, alongside a cosy single bedroom. This layout ensures that every member of the family has their own space.

selling quality
property since 1995

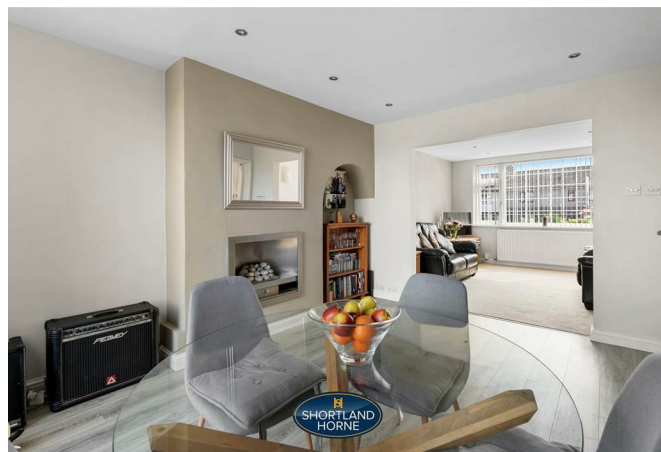
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Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

3.76m x 3.63m

Dining Room

3.96m x 3.33m

Kitchen

5.13m x 2.39m

FIRST FLOOR

Bedroom

3.76m x 3.20m

Bedroom

3.96m x 3.02m

Bedroom

2.44m x 2.16m

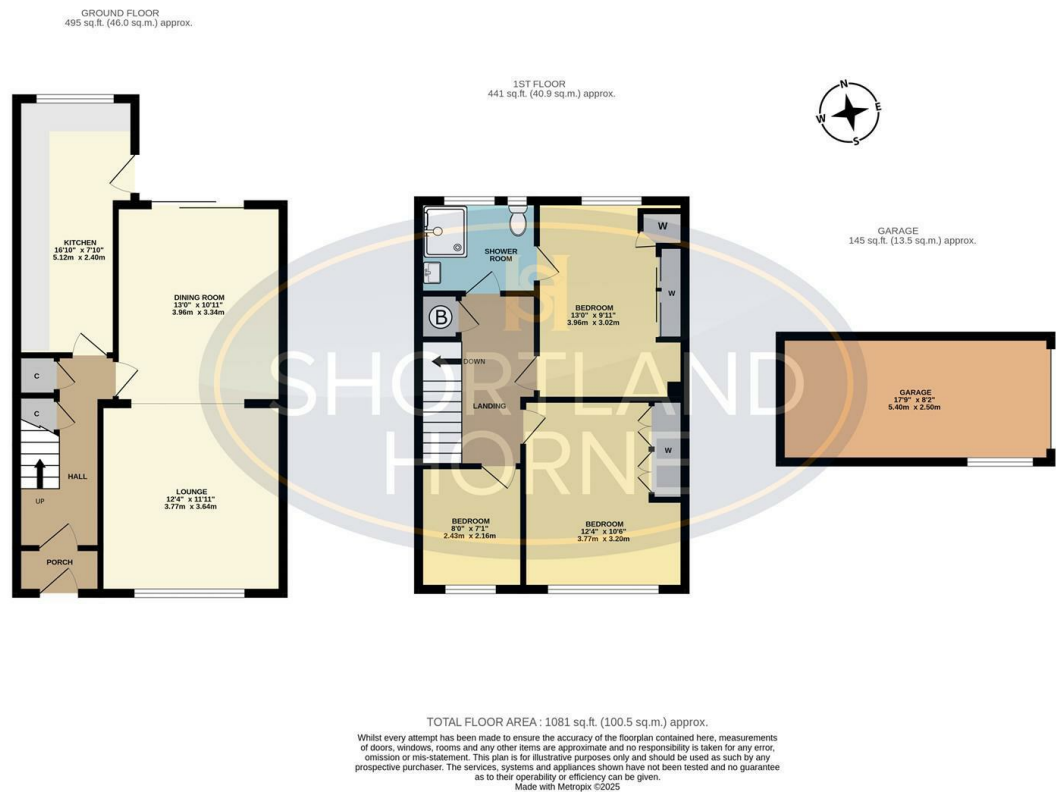
Shower Room

OUTSIDE

Garage

5.41m x 2.49m

Floor Plan



Total area: 1081.00 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

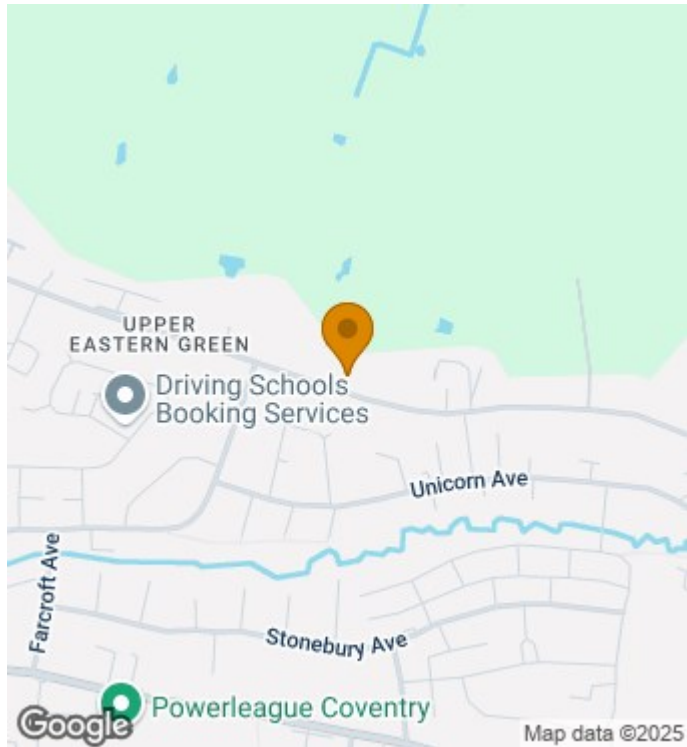
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

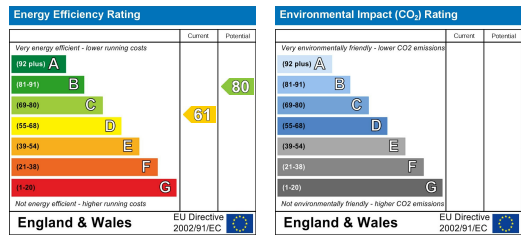
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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