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Hockley Lane
CV5 7FR

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Nestled in the desirable area of Eastern Green, Coventry, this stunning four-bedroom detached house has been refurbished to an exceptionally high standard, offering a perfect blend of modern living and comfort. Spanning an impressive 2,208 square feet, this property is designed to cater to the needs of contemporary families.

Upon entering, you are welcomed into a spacious ground floor that serves as the heart of the home. The feature kitchen dining family room is a bright and inviting space with the added benefit of underfloor heating, ideal for both casual family meals and entertaining guests. Additionally, the ground floor boasts a playroom, a cosy lounge, a study for those who work from home, a utility room, and a convenient w/c, ensuring ample space for all your needs.

As you ascend to the first floor, you will find four generously sized bedrooms. The master bedroom is particularly noteworthy, featuring a dressing room and a modern ensuite shower room that adds a touch of luxury. A well-appointed family bathroom serves the other bedrooms, providing comfort and convenience for all.

Outside, the property offers plenty of off-road parking, complemented by a detached garage with electric car charger. The rear garden is a delightful retreat, featuring a porcelain patio area that is perfect for outdoor entertaining, making it an ideal space for summer gatherings or quiet evenings under the stars.

Conveniently located close to Tile Hill train station and the motorway network, this home provides easy access to both Coventry and Birmingham, making it an excellent choice for commuters. This remarkable property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make it your own.

selling quality
property since 1995



**SHORTLAND
HORNE**







Dimensions

GROUND FLOOR

Storm Porch

Entrance Hallway

Lounge

4.06m x 3.81m

Study

3.10m x 3.10m

W/C

Play Room

4.47m x 3.10m

Kitchen/Dining Room

9.47m x 8.33m

Utility Room

FIRST FLOOR

Bedroom One

4.06m x 3.81m

En-Suite

Dressing Room

3.10m x 1.80m

Bedroom Two

3.91m x 3.10m

Bedroom Three

3.43m x 2.79m

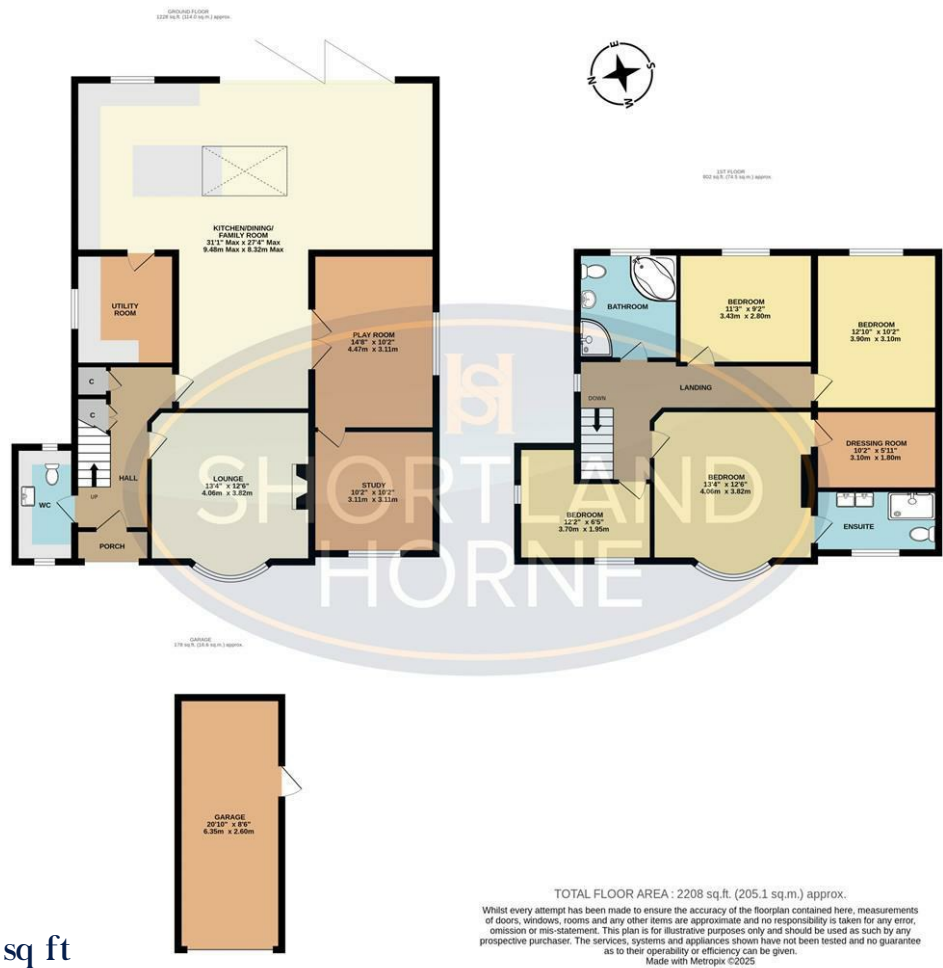
Bedroom Four

3.71m x 1.96m

Bathroom



Floor Plan



Total area: 2208.00 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.

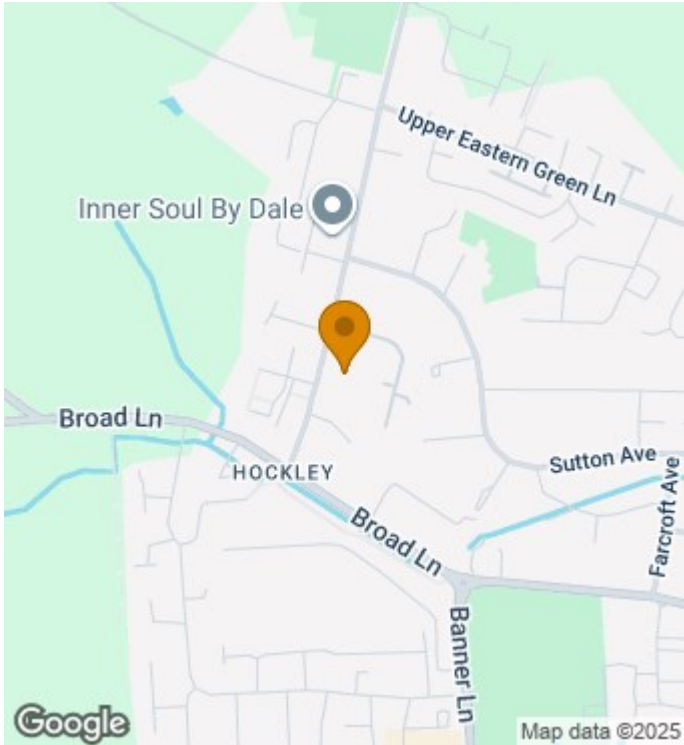
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

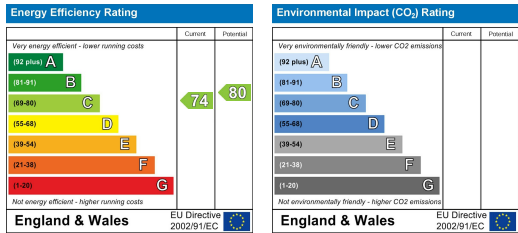
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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