



**3 Bedroom House - Detached**  
**located on Broad Lane, Coventry**  
**£450,000**

**UP Estates**





**\*\*EXTENDED DETACHED FAMILY HOME\*\*WC, ENSUITE & BATHROOM\*\*DOUBLE GARAGE/WORKSHOP & DRIVEWAY\*\***

Situated on the sought after Broad Lane is this beautifully presented, three bedroom extended detached family home. This property very briefly comprises; driveway, entrance hall, dining room, WC, spacious family living room, sun room, kitchen, sizable private rear garden, and detached double garage/workshop to the ground floor. On the first floor are three bedrooms, bedroom two having ensuite shower room, and then the family bathroom.

**FRONT ASPECT**

An attractive, detached home with driveway, gated side access and walled boundary with mature shrubbery.

**ENTRANCE HALL**

A welcoming entrance hall with stairs ascending to the first floor, central heated radiator and doors leading to kitchen and dining room.

**DINING ROOM**

12'7" x 12'5"

A versatile room allowing space for furnishings, double glazed bay window to the front aspect, window to the side aspect, feature gas fireplace, central heated radiator and double doors opening to the family living room.

**FAMILY LIVING ROOM**

12'7" x 21'2"

A spacious and bright family living room with feature log burner fireplace, double glazed window to the side aspect, central heated radiator, skylight and sliding doors to the sun room.

**SUN ROOM**

11'4" x 17'0"

A versatile room, boasting a range of double glazed windows allowing plentiful natural light, having power and door to the rear garden.

**WC**

With low level WC and opaque double glazed window.

£450,000

- EXTENDED DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- SPACIOUS PLOT WITH PRIVATE GARDEN
- DETACHED DOUBLE GARAGE/WORKSHOP WITH DRIVEWAY
- WC, ENSUITE & BATHROOM
- HIGHLY SOUGHT AFTER LOCATION





#### **KITCHEN**

8'6" x 16'0"

Including a matching range of wall and base mounted units with work surfaces over, integrated double oven, gas hob, extractor, inset sink with drainer and mixer tap, double glazed windows to the rear and side aspect, door to the side, space for further appliances and central heated radiator.

#### **REAR ASPECT**

A beautiful, private well maintained garden boasting gated side access, mature shrubbery, fenced and planted borders, initially paved with gravel area followed by lawn and path to double garage/workshop.



#### **DOUBLE GARAGE/WORKSHOP**

17'7" x 17'7"

A spacious double garage, with power and up-and-over door.

#### **LANDING**

With double glazed window and doors leading to accommodation.





#### **BEDROOM ONE**

12'4" x 12'11"

A spacious double bedroom with double glazed bay window and central heated radiator.

#### **BEDROOM TWO**

12'4" x 12'6"

A spacious double bedroom with double glazed window and central heated radiator.

#### **ENSUITE SHOWER ROOM**

With low level WC, tiled shower cubicle with shower over.

#### **BEDROOM THREE**

7'2" x 7'1"

A good sized single bedroom with double glazed window and central heated radiator.



#### **BATHROOM**

7'2" x 6'2"

Being partially tiled, with paneled bath, shower over, low level WC, central heated radiator, opaque double glazed window and pedestal hand wash basin.

#### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Broad Lane, Coventry





Total Area: 126.0 m<sup>2</sup> ... 1357 ft<sup>2</sup> (excluding double garage / workshop)

All measurements are approximate and for display purposes only

## CONTACT

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