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Upper Eastern Green Lane  
Eastern Green CV5 7DT

# Upper Eastern Green Lane

## CV5 7DT

\* INDIVIDUALLY BUILT 4 BEDROOM DETACHED DORMER STYLE BUNGALOW \* SPACIOUS FLEXIBLE FAMILY ACCOMMODATION \* NO UPWARD CHAIN \* LARGE DOUBLE GARAGE & AMPLE ADDITIONAL CAR PARKING \* VIEWING HIGHLY RECOMMENDED

Nestled in the desirable area of Upper Eastern Green Lane in Coventry, this well-appointed detached dormer style 4 bedroom bungalow presents an excellent opportunity for those seeking a spacious family home extending to 1766 sq ft. Boasting two generous reception rooms, this property offers ample space for both relaxation and entertaining with breakfast kitchen room with integrated appliances and utility room.

The four well-proportioned bedrooms provide comfortable living quarters, arranged on two floors with bedroom 4 which has been previously used as a dressing room with fitted wardrobes for the principal bedroom with ensuite.

One of the standout features of this home is the direct access to an electrically operated large double garage, providing secure parking and additional storage area as well as additional parking for a number of vehicles on the driveway.

The absence of an upward chain allows for a smoother transition, making this property an attractive prospect for potential buyers which is realistically priced.

With its thoughtful layout and inviting atmosphere, this home is perfect for families or anyone looking to enjoy a peaceful lifestyle in a vibrant community. We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the chance to make this delightful dormer bungalow your new home.









## Dimensions

ENTRANCE HALL

CLOAKROOM

SPACIOUS BAYED  
LOUNGE

6.24 x 3.92

DINING ROOM

3.27 x 3.23

BREAKFAST KITCHEN  
WITH INTEGRATED  
APPLIANCES

4.08 x 4.05

INNER HALL

UTILITY ROOM

SHOWER ROOM

BEDROOM TWO

3.48 x 3.23

BEDROOM THREE

3.27 x 3.23

LANDING

BEDROOM ONE

3.97 x 3.07

ENSUITE BATHROOM  
WITH SHOWER  
CUBICLE

BEDROOM 4/  
DRESSING ROOM

2.77 x 3.40

DIRECT ACCESS  
DOUBLE WIDTH

BRICK BUILT GARAGE

5.75 x 5.40

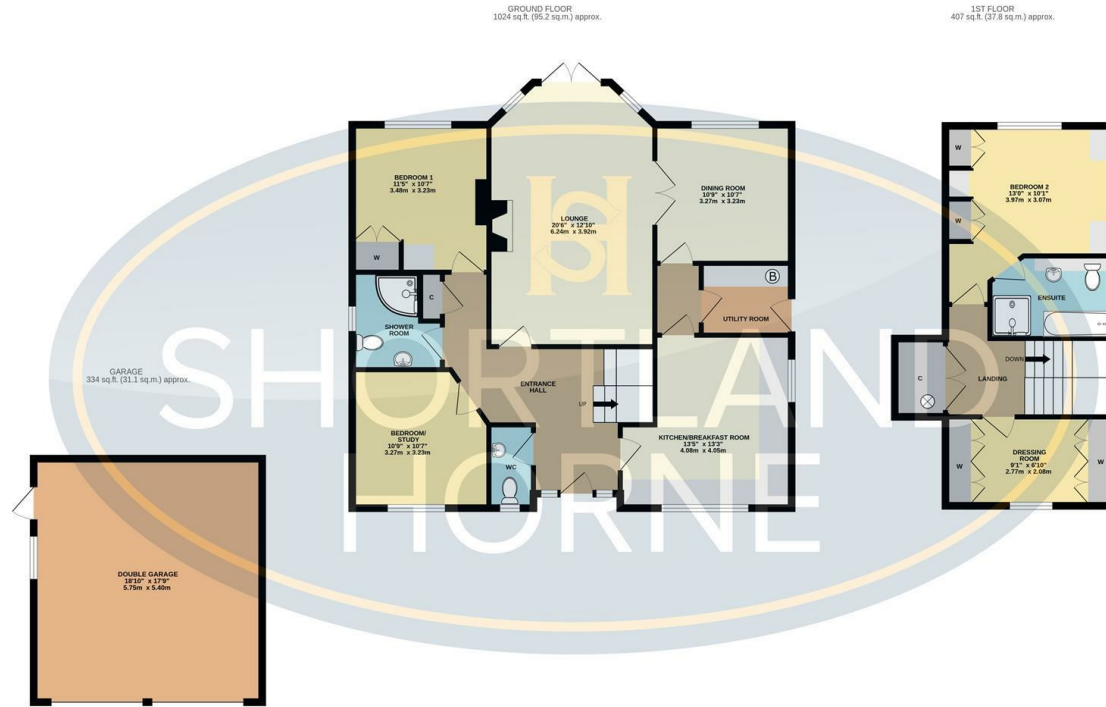
FRONT BRICK  
PAVIOUR CAR  
PARKING

VIEWING HIGHLY  
RECOMMENDED

NO UPWARD CHAIN

PRIVATE WELL LAID  
OUT REAR GARDEN

# Floor Plan



**TOTAL FLOOR AREA: 1766 sq.ft. (164.0 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Total area: 1766.00 sq ft**

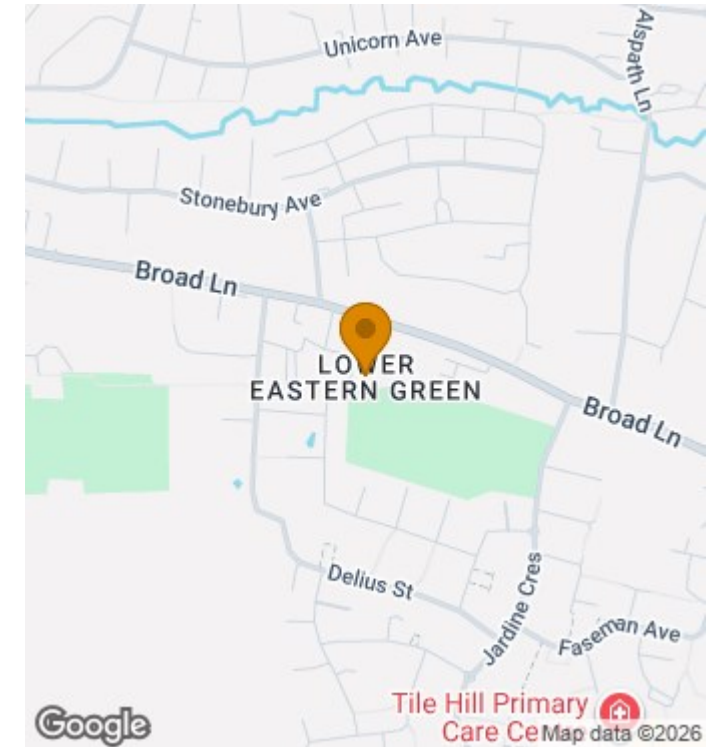
**Disclaimer**

**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 Home.  
**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 Home 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

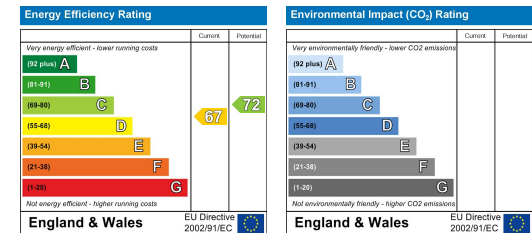
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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