
SHORTLAND HORNE
Trusted Property Experts
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Broadwater
Earlsdon CV5 6QQ

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A spacious four bedroom detached home with fantastic potential in a location that rarely becomes available. Broadwater, Earlsdon.

A superb opportunity to acquire a substantial four bedroom detached home, occupying a generous plot in a highly sought after location and offering excellent potential for those looking to create their ideal family home.

From the moment you arrive, the property offers a real sense of space, with a double garage, ample off road parking and a generous garden plot providing plenty of scope both inside and out.

The accommodation is well proportioned throughout and includes a bright and welcoming lounge and dining area, alongside a spacious kitchen/dining room which offers an exciting opportunity for a future purchaser to create a contemporary and sociable heart of the home.

There are four well-sized bedrooms, with the principal bedroom benefiting from its own en-suite/dressing room. A family bathroom and additional WC provide further convenience for modern family living. The property also benefits from a secure storage room currently used as a wine store.

The property also benefits from a separate utility room and rear porch, adding useful practical space and functionality to the accommodation.

While the house is now in need of comprehensive modernisation, this presents an exciting blank canvas for buyers looking to renovate, redesign and ultimately create a home tailored entirely to their own taste and lifestyle.

With its generous proportions, detached layout, double garage and sought-after position, this property offers considerable potential and is sure to appeal to those looking for a renovation project with the opportunity to add value and create something truly special.

Early viewing is highly recommended to appreciate the space, position and potential on offer. Please take a look at the accompanying floor plan and video tour for a better feel for the layout and plot size.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

ENTRY
1.55m x 2.79m

HALLWAY
4.17m x 4.01m

LIVING ROOM
7.19m x 4.22m

LIVING AREA
2.24m x 3.94m

DINING ROOM
3.66m x 3.63m

KITCHEN
4.65m x 5.94m

HALLWAY
1.32m x 2.39m

LAUNDRY ROOM
2.11m x 1.88m

WC
2.16m x 1.85m

FIRST FLOOR

LANDING
1.75m x 4.60m

BEDROOM
3.61m x 4.62m

BATHROOM
3.53m x 2.49m

BEDROOM
3.61m x 4.22m

BEDROOM
3.25m x 4.19m

BEDROOM
3.61m x 2.36m

BATHROOM
2.29m x 1.91m

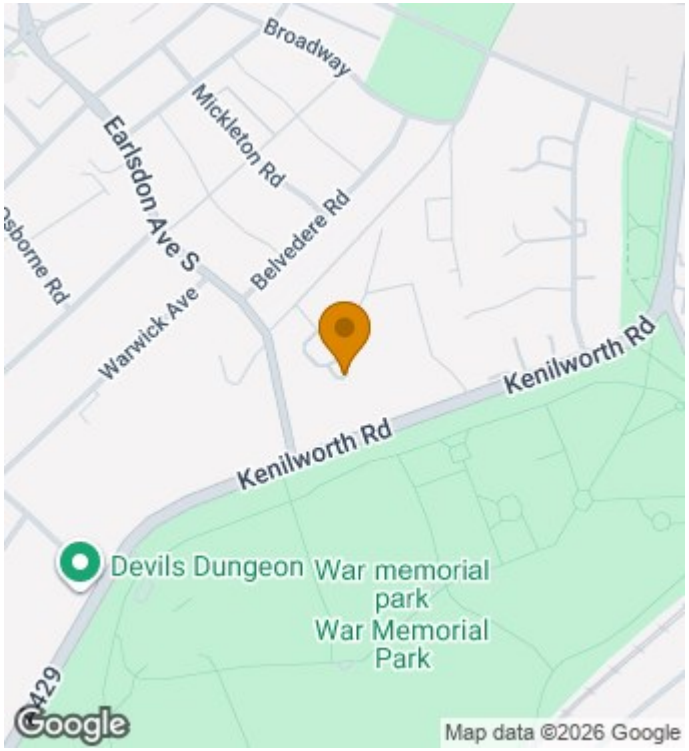
GARAGE
5.41m x 10.64m

WC
0.89m x 1.65m

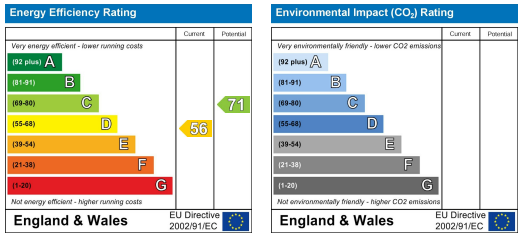
Floor Plan



Location Map



EPC



Total area: 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 ccordance 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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