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Hendre Close
Broad Lane CV5 7AG

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* EXTENDED 3 BEDROOM END TERRACE * CUL DE SAC SETTING * GAS CH & DOUBLE GLAZED * EXTENDED GROUND FLOOR FAMILY ACCOMMODATION * REFITTED KITCHEN & REFURBISHED BATHROOM * 3 WELL PROPORTIONED BEDROOMS * VIEWING RECOMMENDED

Nestled in the cul-de-sac of Hendre Close, just off Broad Lane, this extended three-bedroom end terrace house presents an excellent opportunity for families with an impressive extension on the ground floor, providing ample living space that is both functional and inviting.

Upon entering, you are greeted by a spacious lounge (previously the garage) that serves as the heart of the home, perfect for relaxation and entertaining guests. The generous dimensions of this room allow for a variety of furniture arrangements, making it easy to create a comfortable and stylish living area.

The extended ground floor accommodation enhances the overall appeal of the property, offering flexibility for modern living with a study or aa a play space for children, the possibilities are endless. The dining room opens into the refitted kitchen with navy blue fronted units with hob, double oven, integrated dishwasher, washing machine and tumble drier!

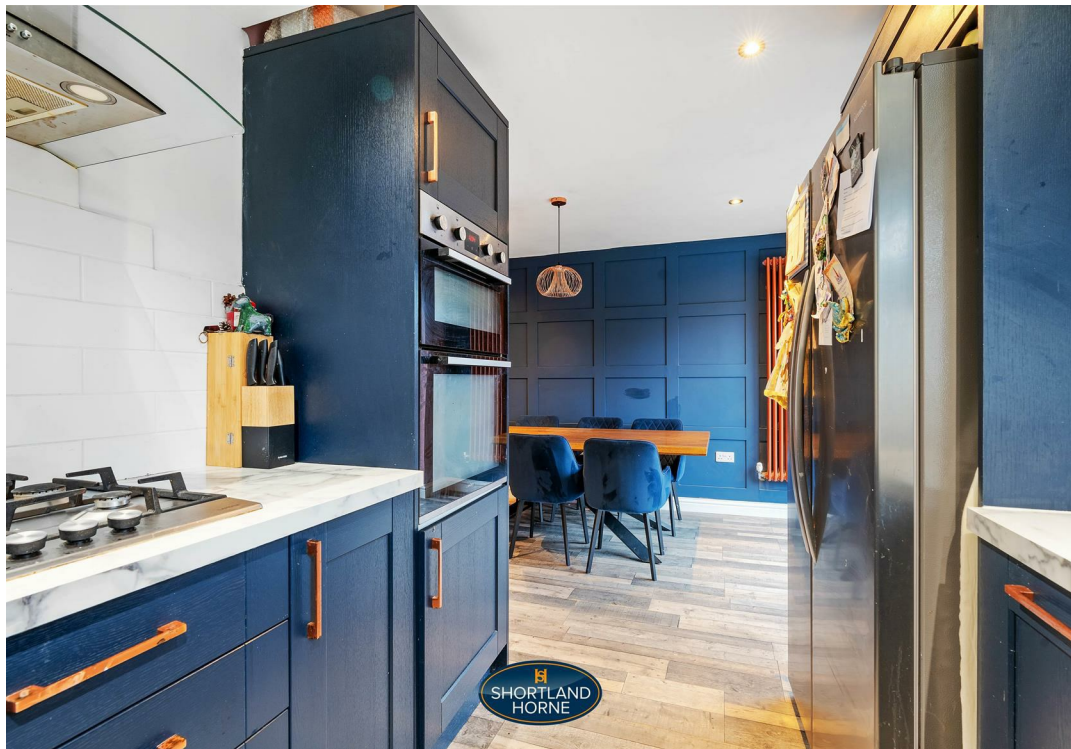
To the first floor the family home incorporates three well proportioned bedrooms and fully tiled bathroom with separate shower cubicle.

Situated in a cul-de-sac to the west of the city, this home is conveniently located near local amenities and transport links and ideal for those seeking a community feel, with parks and schools within easy reach.

We highly recommend viewing this property to fully appreciate its charm and potential. With its spacious layout and desirable location, this extended three-bedroom end terrace house is sure to attract interest. Don't miss the chance to make it your own.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE

4.77 x 3.45

DINING/ OPEN PLAN

FITTED KITCHEN

5.43 x 4.10

STUDY / PLAYROOM

2.34 x 1.86

LANDING

BEDROOM ONE

3.23 x 2.66

BEDROOM TWO

3.24 x 3.10

BEDROOM THREE

2.75 x 2.33

FULLY TILED

BATHROOM WITH

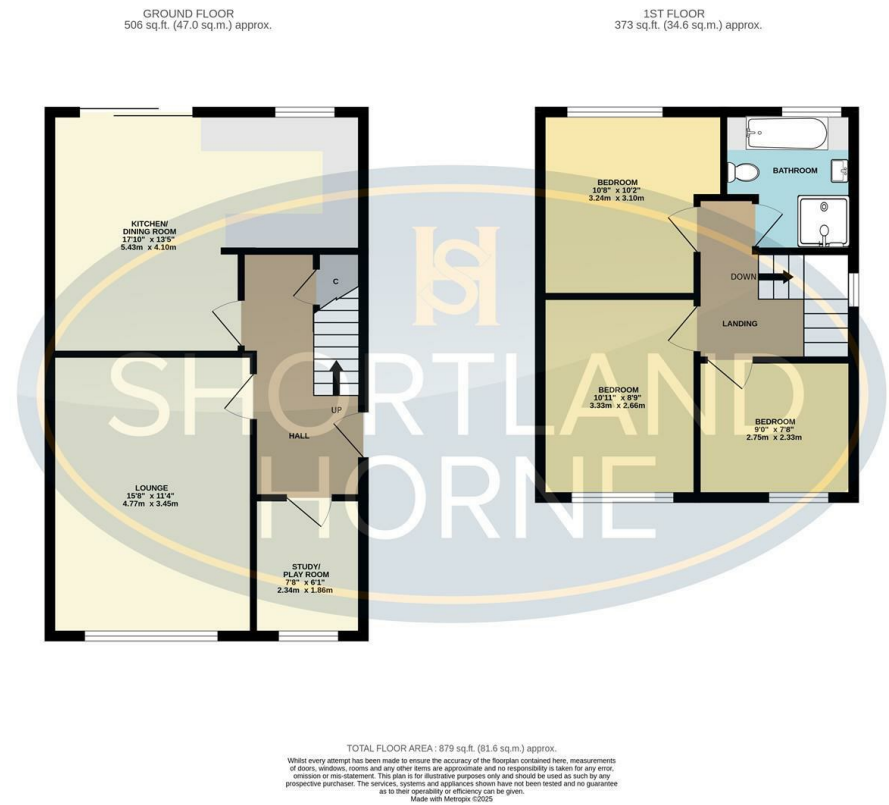
SHOWER CUBICLE

FRONT & ENCLOSED

REAR GARDEN



Floor Plan



Total area: 879.00 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.

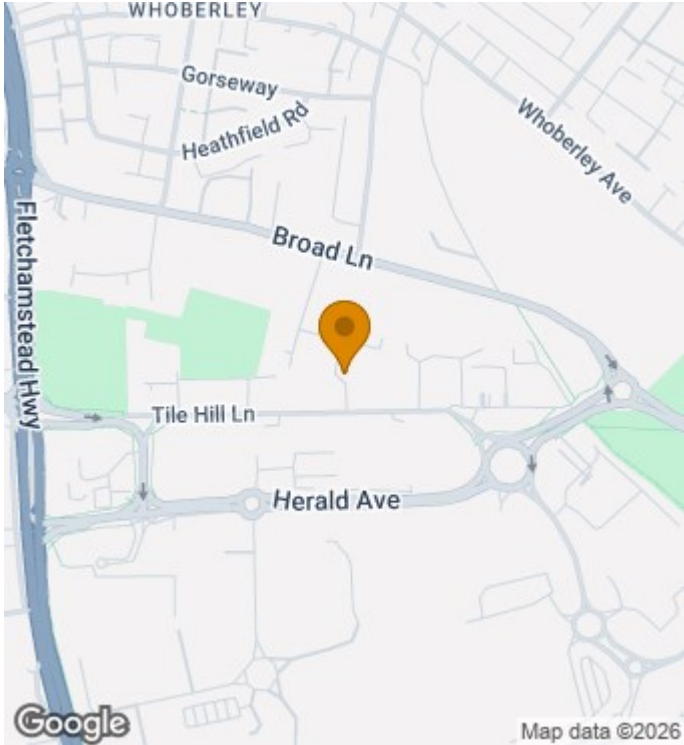
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

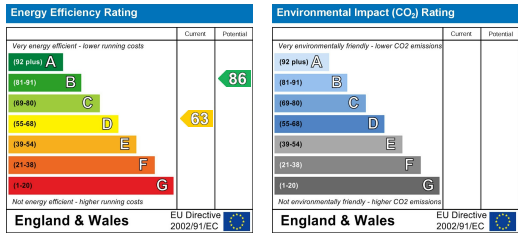
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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