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Broadwater
CV5 6QQ



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Nestled in the highly sought-after cul de sac of Broadwater, Earlsdon, Coventry, this beautifully presented detached bungalow is a true gem. Offering a harmonious blend of modern comfort and spacious living, this property is ideally situated just moments away from the picturesque War Memorial Park, Coventry Railway Station, and a variety of local amenities, ensuring both convenience and tranquillity.

Upon entering, you are greeted by a welcoming entrance porch that leads into a lobby and hallway, complete with ample storage. The generous layout features a splendid lounge that seamlessly flows into a bright conservatory, creating an inviting space for relaxation and entertaining. A separate dining room provides an excellent setting for family meals, while the stylish breakfast kitchen boasts picturesque views over the rear garden, making it a delightful spot to start your day. The larger than average utility room enhances the practicality of this home.

This bungalow comprises three spacious bedrooms, including a principal suite with an en-suite shower room, ensuring comfort and privacy. A well-appointed family bathroom serves the remaining bedrooms, providing convenience for all.

The exterior of the property is equally impressive, featuring a well-maintained, larger than average front garden, a driveway with ample off-road parking, and a double garage for additional storage. The rear garden is a mature, private landscaped haven, complete with a serene pond and a patio area perfect for al fresco dining or quiet moments of relaxation.

Combining style, space, and a highly desirable location, this exceptional bungalow presents a rare opportunity to enjoy peaceful living without compromising on accessibility. It is a must-see for those seeking a charming home in a vibrant community.

selling quality
property since 1995









Dimensions

Porch

Hallway

Dining Room

4.28 x 3.18

Kitchen

4.23 x 3.10

Living Room

6.37 x 3.65

Conservatory

3.70 x 1.80

Bedroom 1

4.45 x 3.67

En Suite

Bedroom 2

3.58 x 3.24

Bedroom 3

3.05 x 2.35

Bathroom



Floor Plan



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 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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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

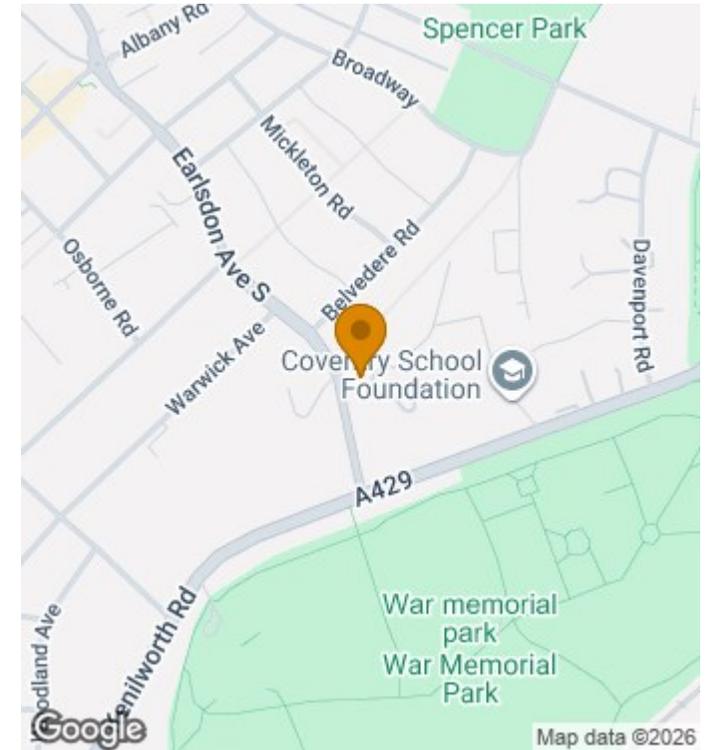
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(55-48)	D		
(39-34)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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