



## Broad Lane , Coventry, CV5 7BB Offers over £310,000

Evans Estates is delighted to present this charming three-bedroom semi-detached family home located on Broad Lane in Coventry, offered with no upward chain. This property is an excellent opportunity for those seeking a comfortable and well-appointed residence.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The lounge provides a warm and welcoming atmosphere, while the kitchen diner offers a practical space for family meals and gatherings. The property benefits from double glazing and gas central heating, ensuring a cosy environment throughout the year.

On the first floor, you will find three well-proportioned bedrooms, each offering ample space for personalisation. The refitted shower room, designed as a wet room, adds a modern touch and convenience for family living.

Externally, the property boasts off-road parking at the front, along with access to a carport featuring an electric door, leading to a garage for additional storage or vehicle accommodation. The rear garden is a true highlight, presenting a mature and beautifully maintained outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

- No Upward Chain
- Semi Detached Family Home
- Three Bedrooms
- Off Road Parking

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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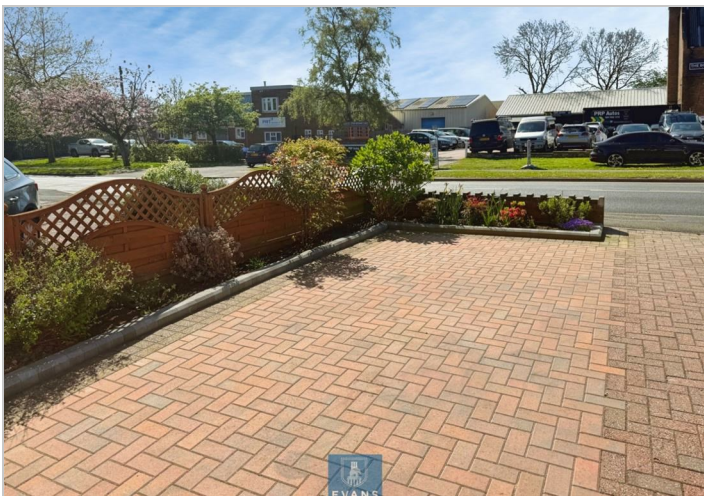
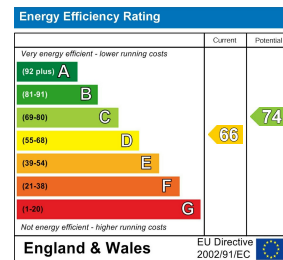
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

47 Headington Avenue, Coventry, West Midlands, CV6 2GX  
Tel: 02476333363 Email: info@evans-estates.co.uk <https://www.evans-estates.co.uk>