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Upper Eastern Green Lane  
CV5 7DP

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**\*\*NO UPWARD CHAIN\*\***

Nestled in the desirable area of Upper Eastern Green Lane, Coventry, this immaculate detached house presents an exceptional opportunity for families seeking a harmonious blend of modern comfort and convenience. With three well-proportioned bedrooms and two inviting reception rooms, this home is designed to cater to both relaxation and entertaining.

Upon entering, you are welcomed by a bright and airy open-plan reception room, bathed in natural light from large windows that offer a delightful view of the garden. This inviting space flows seamlessly into a sophisticated kitchen, featuring iroko wood countertops and French doors that lead to the garden, creating an ideal setting for culinary adventures and family gatherings. The kitchen is further enhanced by reflective glass roof panels that flood the area with light, making it the heart of the home.

The accommodation is thoughtfully arranged over two floors, with the master bedroom serving as a tranquil retreat. Two additional spacious double bedrooms provide ample space for family or guests, while the fourth bedroom, a generous single, includes a built-in wardrobe for optimal storage. The property boasts two family bathrooms, both equipped with luxurious four-piece suites, including a principal bathroom with a rain shower and jacuzzi bath, ensuring a spa-like experience at home.

Outside, the beautifully landscaped garden offers a serene outdoor haven, complete with a stylish terrace and gazebo, perfect for summer gatherings. The property also features private parking for multiple vehicles and an electric vehicle charging point, catering to modern living needs. With an EPC rating of C, this home promises energy efficiency and lower running costs.

Situated in a vibrant urban area, this property is surrounded by green spaces, parks, and excellent local amenities, making it an ideal choice for families. The proximity to reputable schools further enhances its appeal.



selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

#### Hallway

1.85m x 4.93m

#### Living Room

7.06m x 3.78m

#### Kitchen

2.59m x 6.30m

#### Bedroom

2.49m x 5.00m

#### Bathroom

2.34m x 3.35m

### FIRST FLOOR

#### Bedroom

4.45m x 2.97m

#### Bedroom

3.48m x 3.56m

#### Bedroom

2.59m x 2.97m

#### Bathroom

2.54m x 2.01m



# Floor Plan



Total area: 1248.00 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

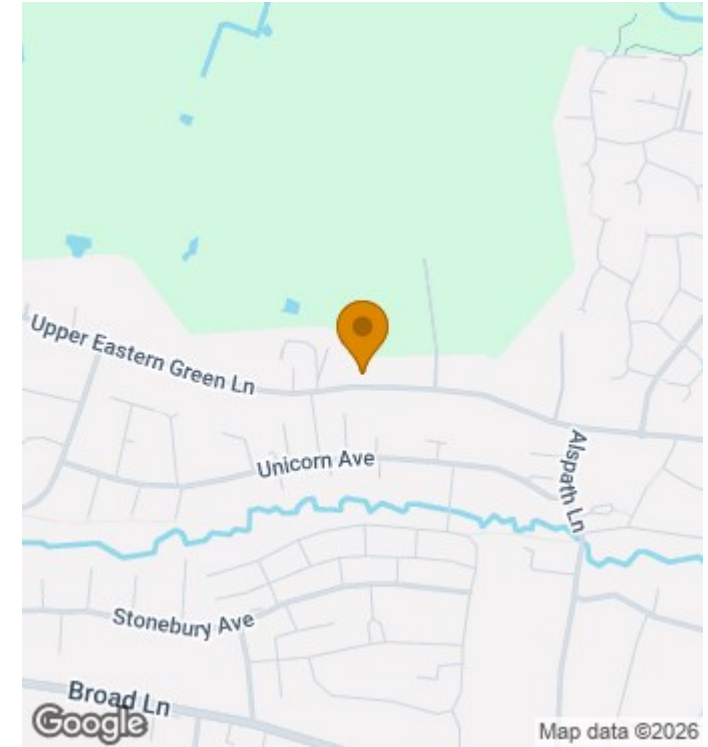
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

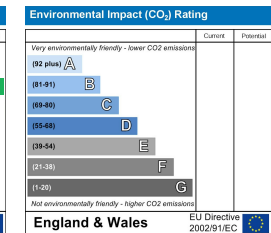
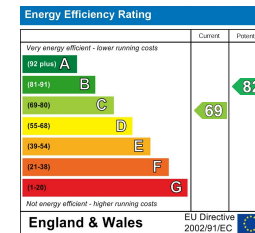
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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