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Broadmere Rise
Tile Hill CV5 7DS

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A beautifully presented and substantially extended four-bedroom detached family home, offering approximately 1,284 sq. ft. of versatile living accommodation, situated within a highly sought-after residential location just off Broad Lane.

Having been thoughtfully improved by the current owners, the property offers spacious and flexible accommodation throughout, perfectly suited to modern family living.

The accommodation begins with a welcoming entrance hallway leading into a superb living room, beautifully presented and centred around a contemporary feature fireplace, creating an ideal space to relax.

To the rear of the property is an impressive kitchen/snug area, forming a fantastic open and sociable family space. The kitchen is fitted with an extensive range of modern high-gloss wall and base units, generous worktop space, an integrated washing machine, integrated dishwasher and space for an American-style fridge freezer. The snug area, created following the garage conversion, provides an excellent additional living space and would work perfectly as a family area, playroom or informal lounge.

To the right-hand side of the kitchen is a separate dining/reception room, offering further flexible accommodation and enjoying direct access onto the rear garden, making it ideal for entertaining, dining or use as an additional sitting room.

Completing the ground floor is a downstairs WC and a useful storage cupboard with plumbing for a stacked washing machine and tumble dryer, providing additional utility space if required.

To the first floor are four generously proportioned bedrooms, all beautifully presented. The principal bedroom benefits from fitted wardrobes, while the remaining bedrooms provide excellent accommodation for family members, guests or home working. The contemporary family bathroom is fitted with a stylish four-piece suite comprising a panelled bath, separate walk-in shower, wash hand basin and WC.

selling quality
property since 1995




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Dimensions

Entrance Porch
1.35m x 1.98m

Hallway
4.95m x 2.03m

Living Room
6.05m x 3.48m

Kitchen
4.24m x 2.84m

Snug
2.54m x 4.50m

Reception/Dining Room
3.33m x 2.84m

W/C
1.04m x 2.08m

FIRST FLOOR

Bedroom One
3.10m x 4.06m

Bedroom Two
3.38m x 3.48m

Bedroom Three
2.62m x 2.59m

Bedroom Four
2.87m x 2.39m

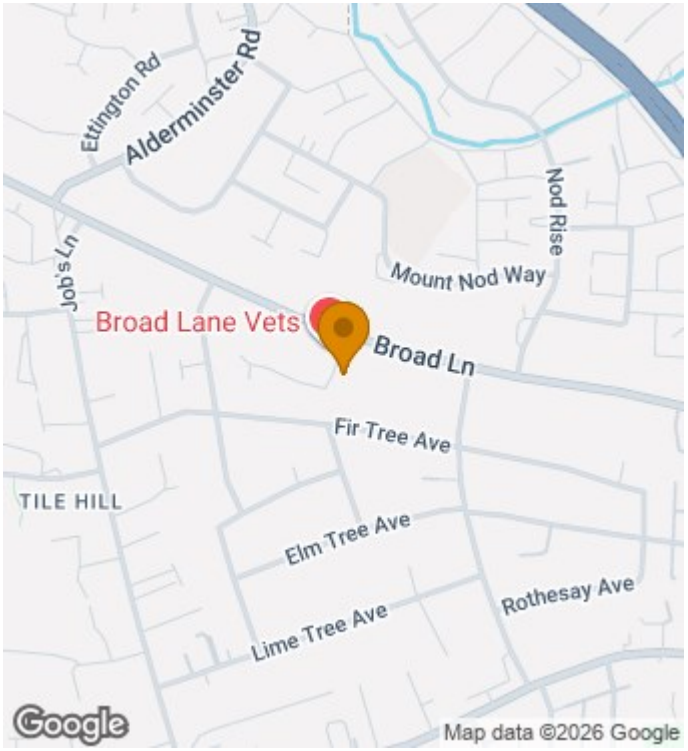
Family Bathroom
1.68m x 2.67m

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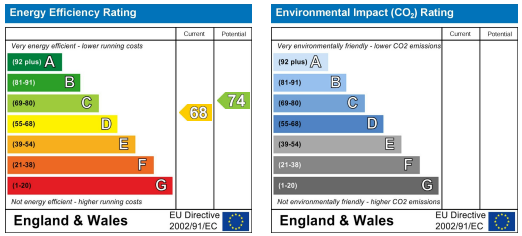
Floor Plan



Location Map



EPC



Total area: 1284.00 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.
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Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
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02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

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