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Upper Eastern Green Lane
CV5 7DR

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EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME | LOFT ROOM | GENEROUS SOUTH FACING REAR GARDEN | SOUGHT AFTER CV5 LOCATION

Shortland Horne are delighted to present this extended four bedroom semi-detached family home, ideally positioned on the highly sought-after Upper Eastern Green Lane, CV5. Offering spacious and versatile accommodation across three floors, this property is ideal for family living with excellent potential to enhance.

The ground floor briefly comprises an entrance porch leading into a welcoming hallway, a front-facing dining room, and an impressive extended living room to the rear, creating a fantastic space for both relaxing and entertaining with direct access onto the garden. The modern fitted kitchen offers a range of wall and base units with complementary work surfaces and space for appliances, while a convenient downstairs WC completes the ground floor.

To the first floor, there are three well-proportioned bedrooms and a modern refitted shower room. The accommodation continues to the second floor where a converted loft room provides a generous fourth bedroom.

Externally, the property benefits from a substantial south facing rear garden, mainly laid to lawn with mature borders, patio seating areas and a timber garden structure, ideal for outdoor use. To the front, there is a private driveway providing off-road parking and access to a garage.

Upper Eastern Green Lane is particularly popular with families due to its proximity to open green spaces, well-regarded schools and easy access to Coventry City Centre and surrounding road networks.

Good to Know:

Tenure: Freehold

Vendors Position: No Onward Chain

Approx. Size: 1,447 sq ft

EPC: D

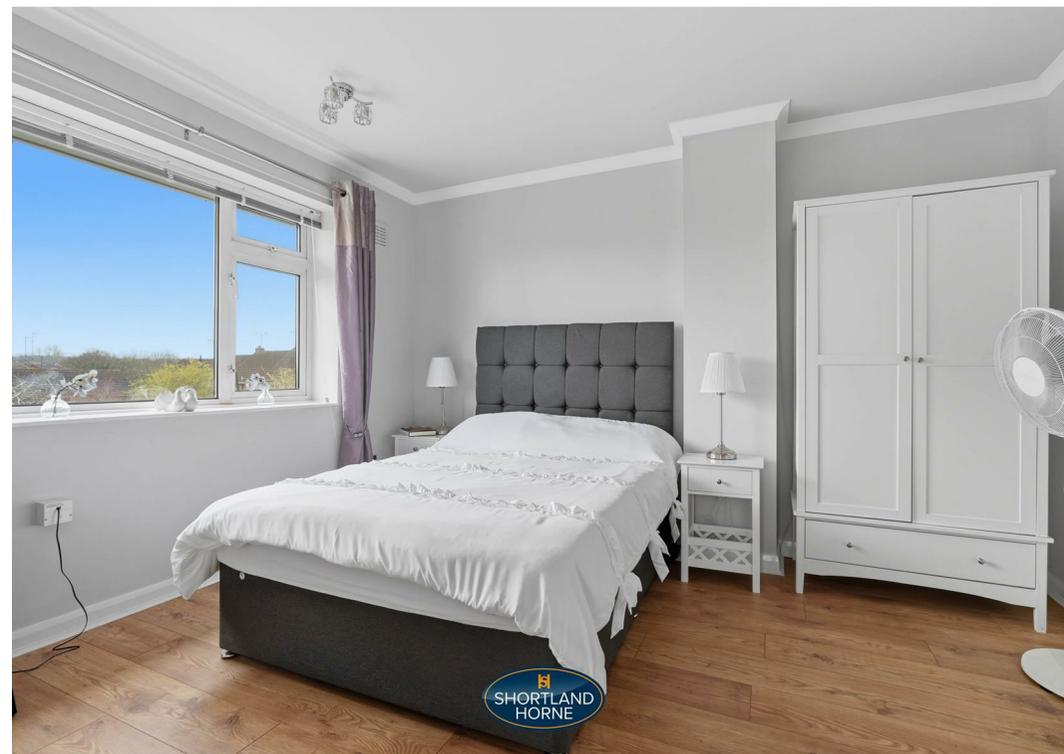
Council Tax: C

Parking: Driveway & Garage



selling quality
property since 1995








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Dimensions

Entrance Porch

Hallway

Extended Lounge
7.53m x 3.67m

Dining Room
4.00m x 3.67m

Kitchen
3.60m x 2.37m

WC

FIRST FLOOR

Bedroom One
3.80m x 3.07m

Bedroom Two
4.00m x 3.30m

Bedroom Three
2.47m x 2.24m

Shower Room

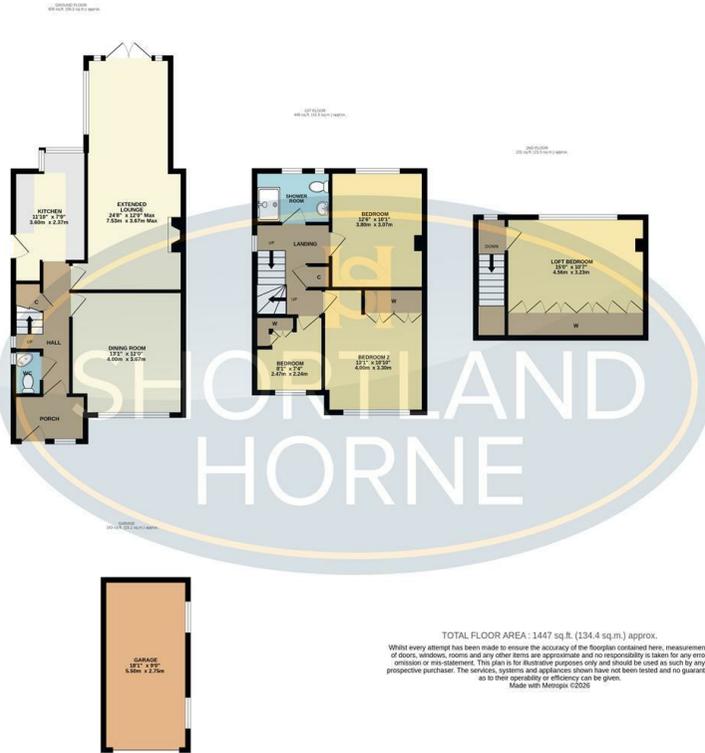
SECOND FLOOR

Loft Bedroom
4.56m x 3.23m

Garage
5.50m x 2.75m



Floor Plan



Total area: 1447.00 sq ft

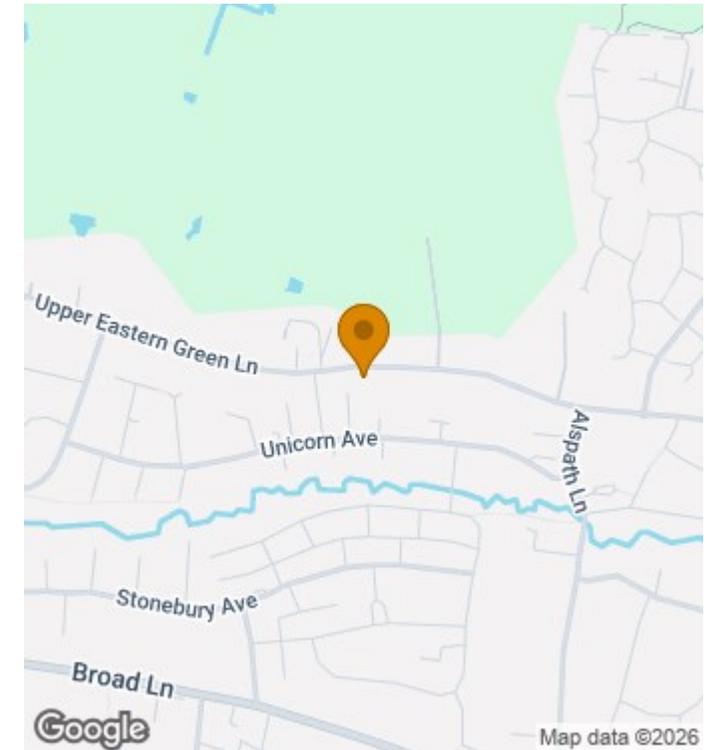
Disclaimer

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

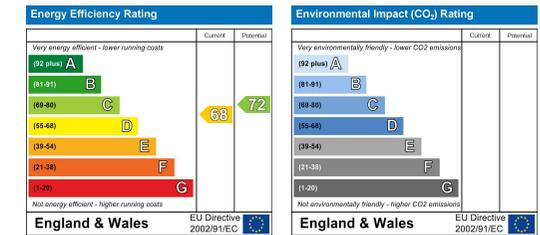
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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