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Broadmere Rise
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. Externally, the property occupies an attractive plot with a generous driveway providing ample off-road parking. To the rear is a superb private garden which enjoys an excellent degree of privacy, being largely unoverlooked. Predominantly laid to lawn with paved patio seating areas, mature borders and a useful garden store, it offers the perfect setting for outdoor entertaining and family life.

Further benefits include a new roof, a recently replaced boiler, gas central heating and double glazing throughout.

Situated just off Broad Lane, the property enjoys convenient access to highly regarded schools, local amenities, Tile Hill Train Station, the University of Warwick, Coventry city centre, the A45 and excellent commuter links.

Offering over 1,280 sq. ft. of beautifully maintained accommodation, multiple reception areas and a fantastic private rear garden, this exceptional family home is ready for its next owners to move straight in and enjoy.

selling quality
property since 1995









Dimensions

Entrance Porch

1.35m x 1.98m

Family Bathroom

1.68m x 2.67m

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

Floor Plan



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.

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

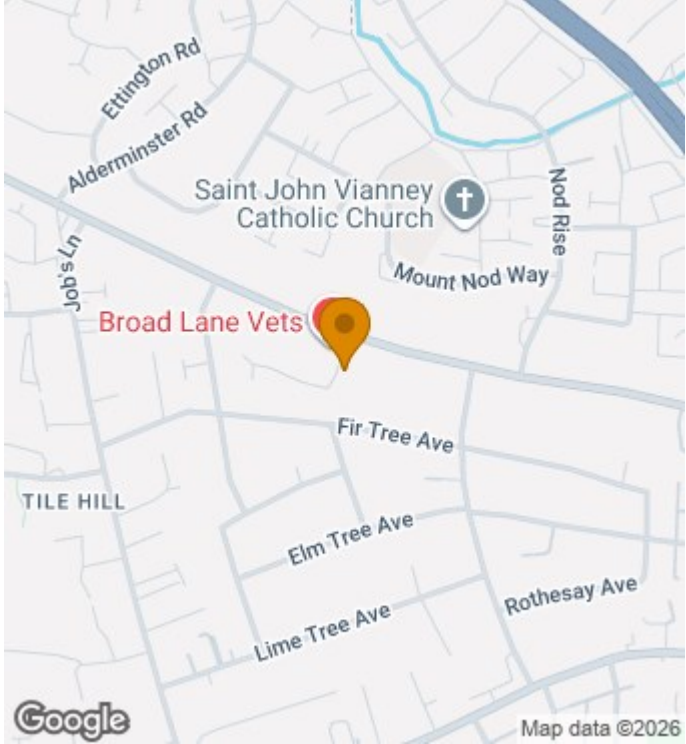
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

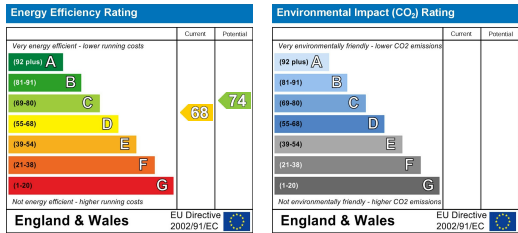
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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