



## 824 Broad Lane

Eastern Green, Coventry, CV5 7FF

**\*\*Fantastic Family Home\*\* No Chain \*\*\* Three Generous Bedrooms... Master EnSuite... Double Fronted... Two Reception Rooms... Conservatory... Downstairs Cloakroom... Modern Kitchen... Off Road Parking with In & Out Drive... Planning Permission for Two Storey Extension\*\*\* We're absolutely delighted to bring this beautiful home to the market. Located in the very desirable area of Eastern Green, with excellent amenities - you'll have to be quick to not miss this opportunity!**

Set back off the main road, the frontage is a welcome delight - there is plenty of space for off road parking on the spacious driveway. The welcome porch gives way to the light and airy entrance hallway. With stairs leading up, and doors into the lounge and separate dining room. We love the flexibility and flow of the rooms on the ground floor - it's perfect for family living and entertaining. The kitchen is modern and well equipped with integrated appliances and door leading into the conservatory. The ground floor also boasts a handy cloakroom.

Upstairs, the hallway gives access to the three bedrooms & the family bathroom. The master bedroom is a great size, lovely and bright, and benefits from an ensuite. Bedroom two is also a good size double bedroom set at the front of the house with built in storage. Bedroom three is larger than the average and can easily accommodate a good selection of furniture. Alternatively, it would be great home office, nursery or hobby

**£325,000**

# 824 Broad Lane

Eastern Green, Coventry, CV5 7FF



- Superb Double Fronted Family Home
- In and Out Driveway
- Downstairs Cloakroom
- Council Tax Band B
- Three Double Bedrooms with Master EnSuite
- Planning Permission to Further Extend
- Two Reception Rooms
- Extensively Renovated
- No Onwards Chain
- EPC Rating C

## GROUND FLOOR

### Porch

### Living Room

15'8" x 10'2" (4.8 x 3.1)

### Dining Room

13'5" x 10'5" (4.1 x 3.2)

### Kitchen

13'9" x 7'6" (4.2 x 2.3)

### Conservatory

15'5" x 5'10" (4.7 x 1.8)

### Cloakroom

5'9" x 2'3" (1.76 x 0.7)

## FIRST FLOOR

### Master with EnSuite

11'5" x 10'5" (3.5 x 3.2)

### Bedroom Two

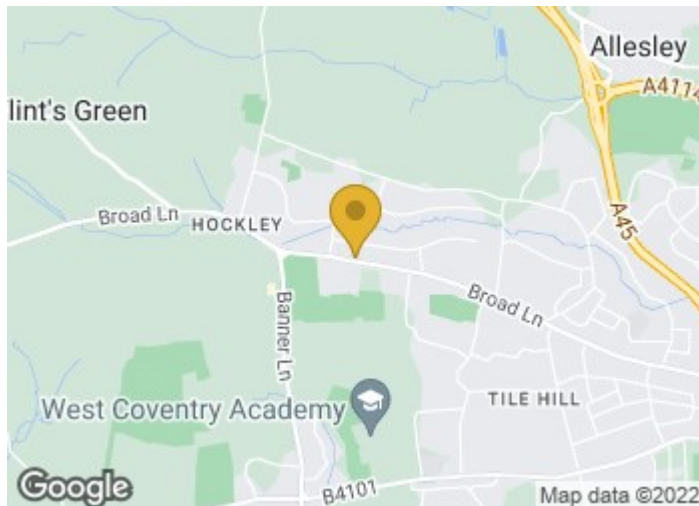
11'5" x 11'1" (3.5 x 3.4)

### Bedroom Three

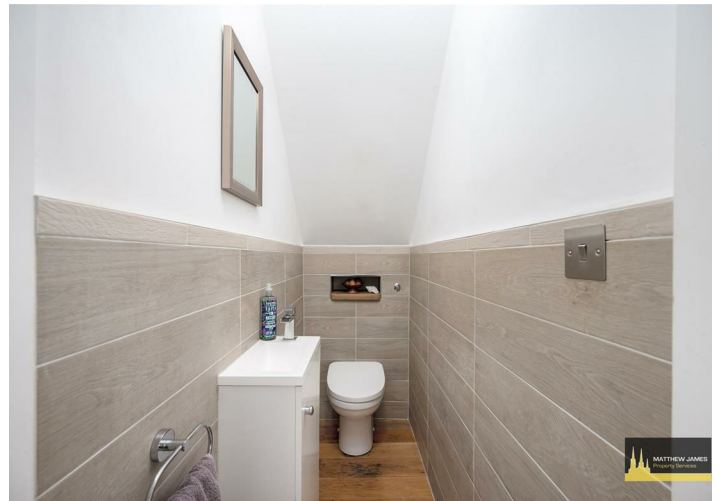
9'10" x 6'7" (3.0 x 2.07)

### Family Bathroom

6'6" x 5'2" (2.0 x 1.6)

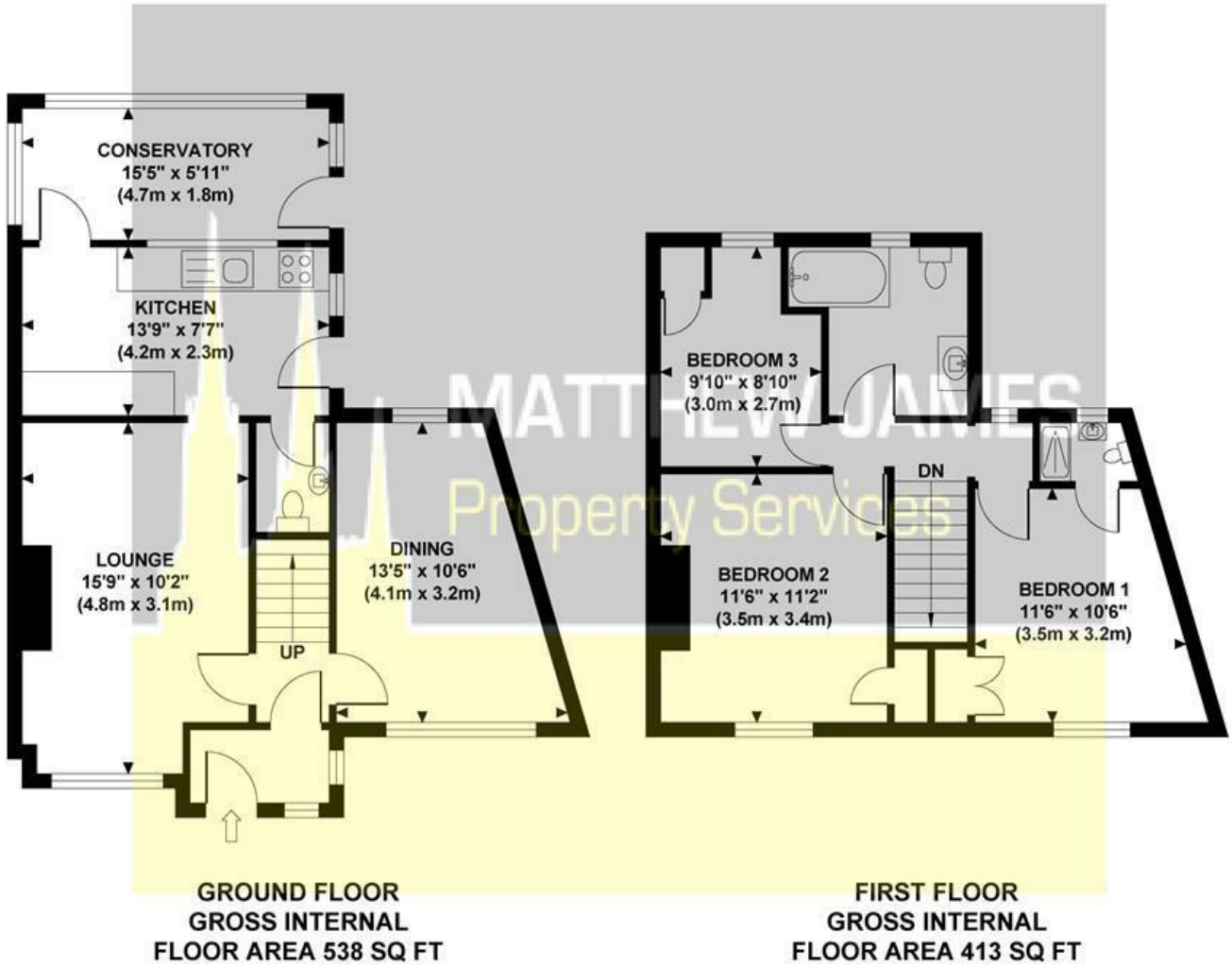


## Directions



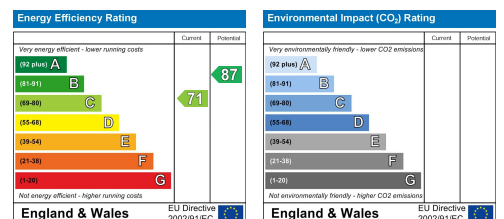
# BROAD LANE

Approximate Gross Internal Area  
951 sq ft / 88.4 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.



## CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter