

Road Map



Hybrid Map



Terrain Map

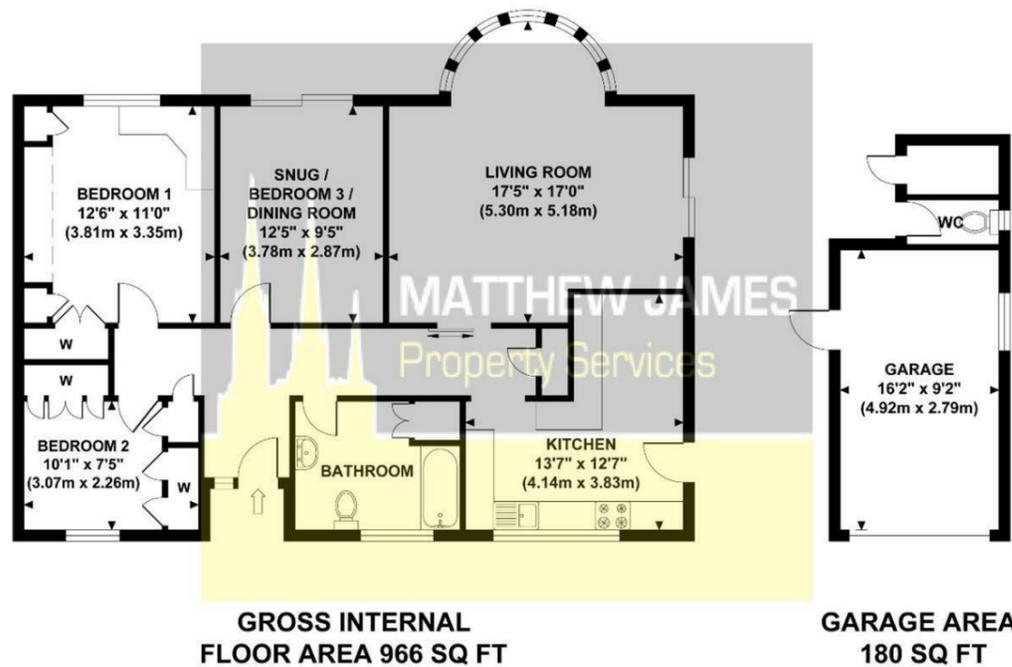


MATTHEW JAMES
Property Services

Floor Plan

Bradnoor, Eaves Green Lane

Approximate Gross Internal Area 1145 sq ft / 106.40 sq m

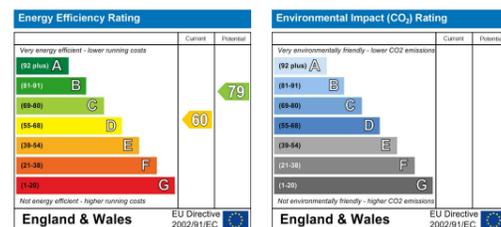


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.



Bradmoor Eaves Green Lane

Meriden, Coventry CV7 7JN

Offers Over £450,000



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Front Garden

Being mainly laid to lawn with planted beds, asphalt driveway that leads to the garage and paved pathway that leads through the PVCu double obscure glazed front door into the:

Entrance Hallway

Having two storage cupboards, access to the loft area (which is fully insulated, has a drop down ladder and lighting) and further doors lead off to:

Bedroom One

12'6 x 11'0

Having a PVCu double glazed window to the rear elevation, built-in wardrobes to two walls and matching drawer unit and dressing table to one wall.

Bedroom Two

10'1 x 7'5

Having a PVCu double glazed window to the front elevation and fully fitted wardrobes to two walls.

Bedroom Three / Snug / Dining Room

12'5 x 9'5

Having sliding patio doors to the rear elevation. Currently used as a Snug but could very easily be a third bedroom or dining room.

Family Bathroom

8' x 6'10

Having a PVCu double obscure glazed window to the front elevation, pedestal wash hand basin with illuminated mirror over, low level flush WC, airing cupboard and tiling to all four walls.

Living Room

17'5 x 17'0

Having a PVCu double glazed bay feature window to the rear elevation and sliding patio doors to the side elevation.

Breakfast Kitchen

13'7 x 12'7

Having a PVCu double glazed window to the front elevation, obscure glazed door to the side elevation, a range of wall, base and drawer units with roll top work surface over, space for a cooker, space for an under counter fridge, space and plumbing for a washing machine, floor standing Worcester Bosch oil central heating boiler (8 months old), wall mounted extractor and tiling to all four walls.

Outhouse Storage

5'7 x 2'10

Perfect as a tool shed or for the lawnmower!

WC

5'4 x 2'7

Having a window to the side elevation and low level flush WC.

Garage

16'2 x 9'2

Having an up and over door and window to the side elevation. Also has power and lighting.

Rear Garden

Having lovely views to the rear across farmers fields and stables, with hedged perimeter and being mainly laid to lawn with paved patio areas.

