MATTHEW JAMES
Property Services

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

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Eastern Green, Coventry, CV5 7FF

3 2 2 C

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

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)

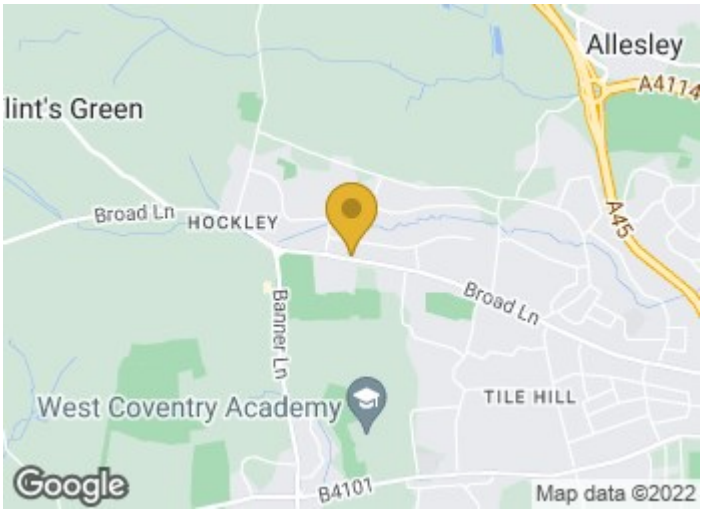
FIRST FLOOR

Master with EnSuite
11'5" x 10'5" (3.5 x 3.2)

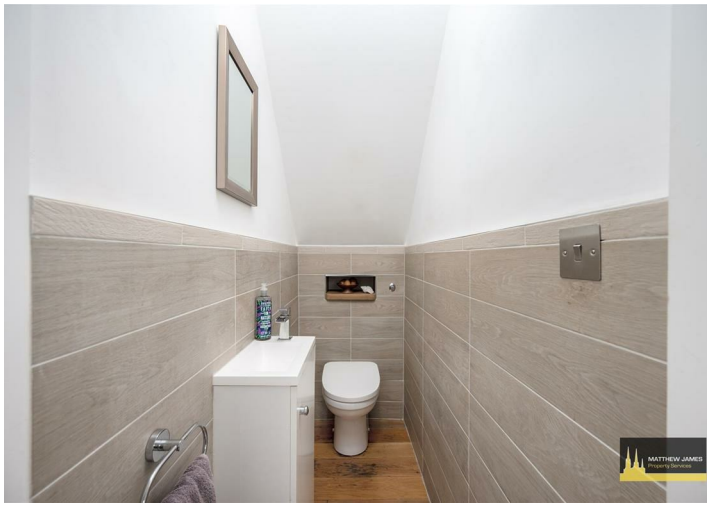
Bedroom Two
11'5" x 11'1" (3.5 x 3.4)

Bedroom Three
9'10" x 679'1" (3.0 x 207)

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



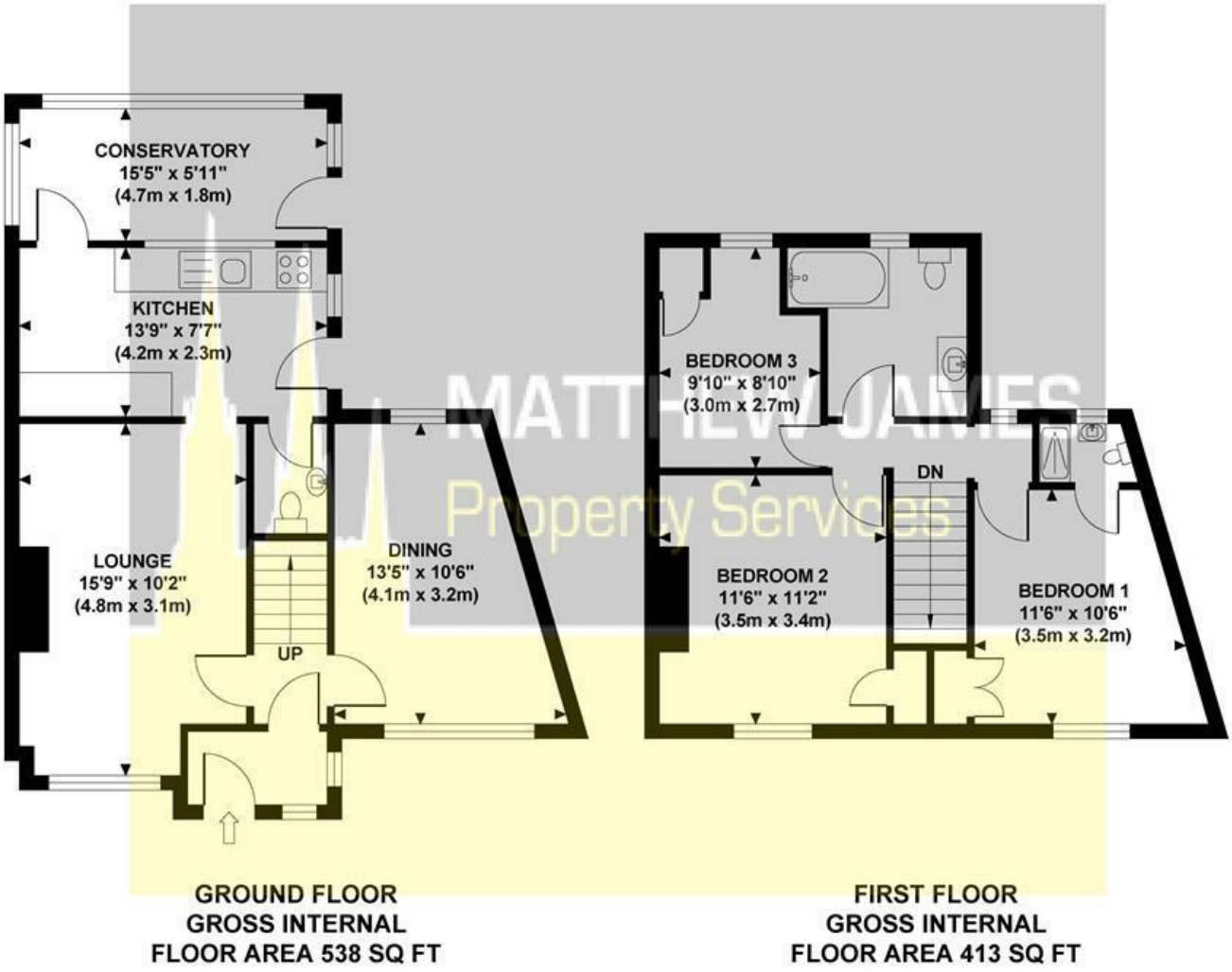
Directions



Floor Plan

BROAD LANE

Approximate Gross Internal Area
951 sq ft / 88.4 sq m

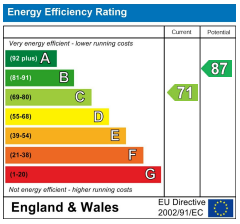


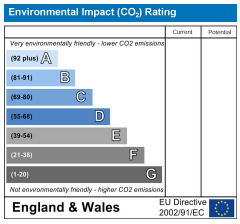
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 538 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 413 SQ FT

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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