



## **Bradmoor Eaves Green Lane, Coventry, CV7 7JN** **Offers Over £450,000**

THREE / TWO BEDROOMS... DETACHED... BUNGALOW... LARGE PLOT... BEAUTIFUL RURAL VIEWS... RURAL LOCATION... PLENTY OF OFF ROAD PARKING... GARAGE... GREAT POTENTIAL TO EXTEND (SUBJECT TO LOCAL COUNCIL PLANNING REGULATIONS)... NEW BOILER (8 MONTHS OLD)... PVCU DOUBLE GLAZED THROUGHOUT... LOVELY OPPORTUNITY. Located in a rural location in Meriden, you really do need to view this property to see its future potential. The property is VACANT and has NO UPWARD CHAIN. With the possibility to extend up, out and to the side (subject to local planning regulations), could this be your next home or your next project? In need of some modernisation in places, it briefly comprises of front garden, wrap around side and rear garden, ample off road parking, garage, two double bedrooms and a snug / dining room that could very easily be a third bedroom, larger than average lounge / living room breakfast kitchen dining room, family bathroom with shower over bath, outside brick built storage and WC, PVCu double glazing (where specified) and a Worcester Bosch floor mounted oil central heating boiler that is only 8 months old! With rural views to the rear it would be perfect for those that are looking for 'the quiet life' and don't mind doing a little work (if they want to!). Sound good? Call us now to book your viewing!

### **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 (3.81m x 3.35m)**

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 (3.07m x 2.26m)**

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 (3.78m x 2.87m)**

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 (2.44m x 2.08m)**

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 (5.31m x 5.18m)**

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 (4.14m x 3.84m)**

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 (1.70m x 0.86m)**

Perfect as a tool shed or for the lawnmower!

### **WC**

**5'4 x 2'7 (1.63m x 0.79m)**

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

### **Garage**

**16'2 x 9'2 (4.93m x 2.79m)**

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

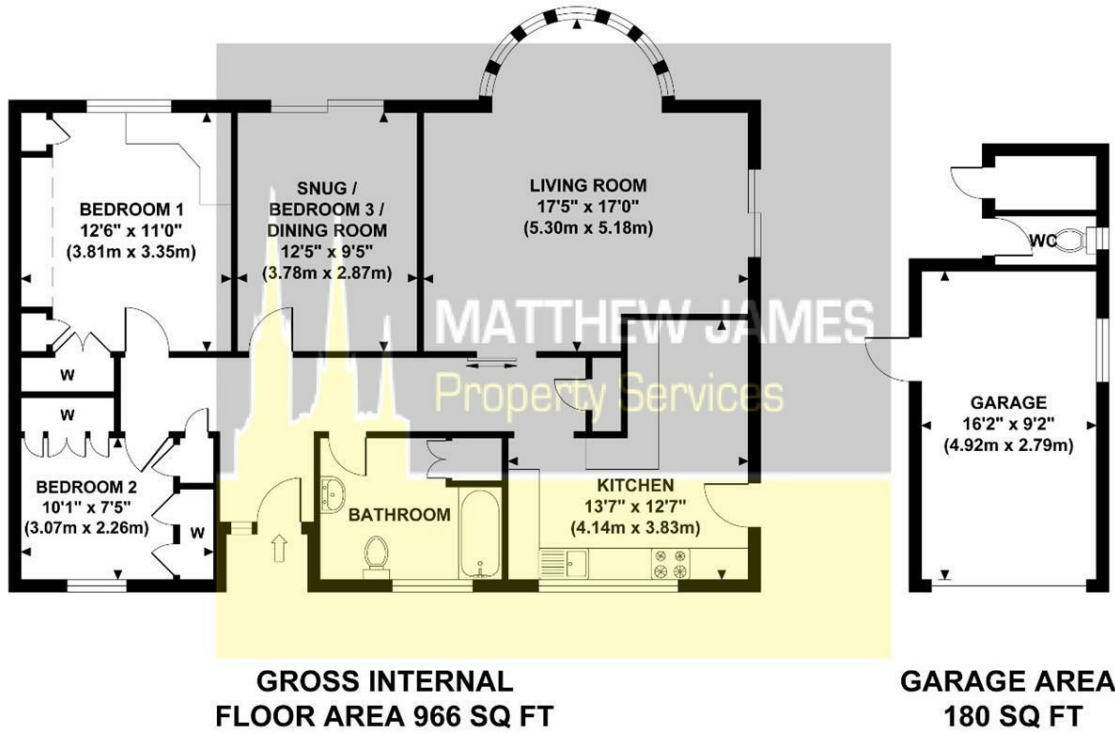
### **Rear Garden**

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

# Floor Plan

## Bradnoor, Eaves Green Lane

Approximate Gross Internal Area 1145 sq ft / 106.40 sq m

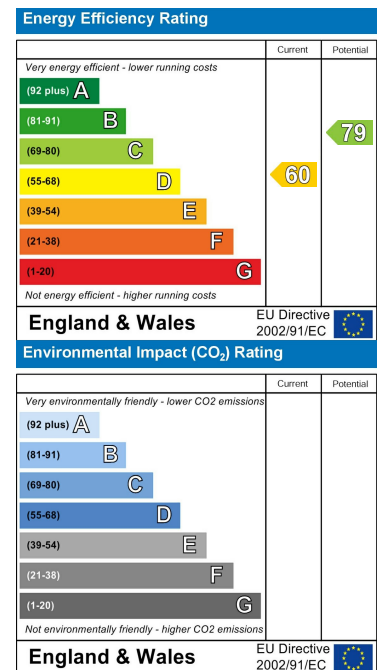


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# 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.

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