

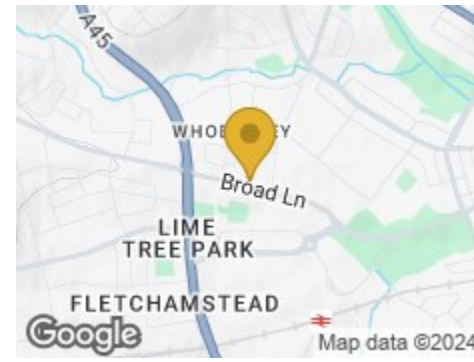
Road Map



Hybrid Map



Terrain Map

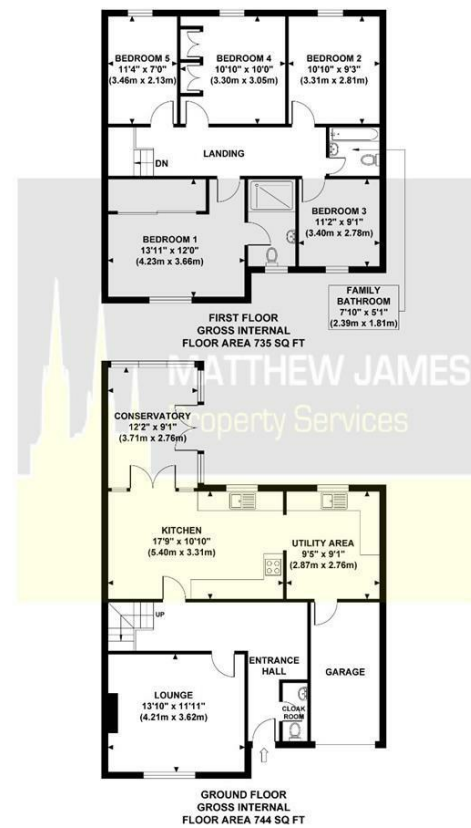


MATTHEW JAMES
Property Services

Floor Plan

BROAD LANE

Approximate Gross Internal Area 1479 sq ft / 137.40 sq m



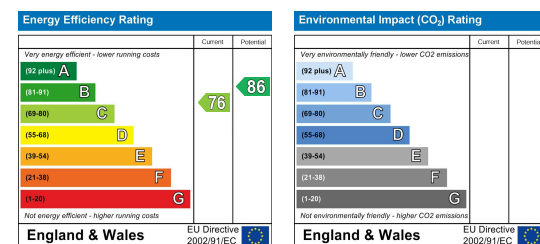
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

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

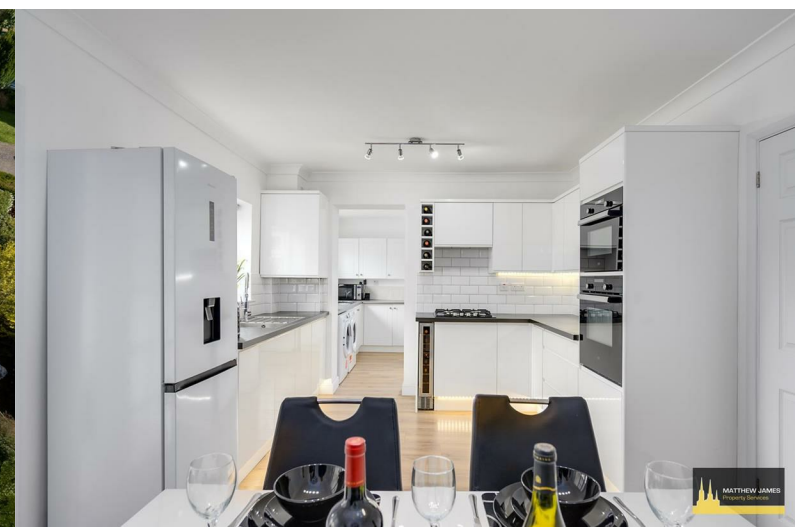
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Energy Efficiency Graph



70 Broad Lane
, Coventry CV5 7AF

£475,000



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Front Garden & Driveway

Accessed via a dropped kerb and provides ample off road parking for numerous motor vehicles off a central block paved driveway. There is mature hedging and fencing to the sides and twin gates lead to further secure parking and the rear garden. This area would be perfect for those that have a caravan or motor home / boat or even a classic car! There is also planning permission in place to add a further garage to the side and convert the current garage into a further room internally.

Entrance Hallway

Being larger than average with stairs leading off to the first floor, under stairs storage cupboard and doors leading off to:

Ground Floor Cloakroom

(Not Measured) Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

Lounge

13'10 x 11'11

Having a PVCu double glazed window to the front elevation.

Open Plan Kitchen Dining Room

17'9 x 10'10

Having a PVCu double glazed window to the rear elevation, glazed timber doors lead to the day room / conservatory, a range of wall, base and drawer units with roll top work surface over, integrated wine cooler, integrated dishwasher, wall mounted combination central heating boiler, raised height double (self cleaning) oven with microwave and grill, four ring gas hob with extractor over, space for a fridge freezer, under plinth and counter mood lighting, dining area perfect for a large dining table and chairs with further mood lighting over, inset fireplace,

modern white splash tiling and feature opening leads to the:

Utility Area

9'5 x 9'1

Having a PVCu double glazed window to the rear and PVCu double obscure glazed to the side elevation, a range of wall and base units with roll top work surface over, space and plumbing for a washing machine, space for a tumble dryer, space for a chest freezer or American style fridge freezer and door leads to the garage.

Day Room / Conservatory

12'2 x 9'1

Usable all year round being of PVCu double glazed design with insulated ceiling and roof, vertical modern radiator, TV point and French doors that lead out to the rear garden area.

First Floor Landing

Having balustrade, large feature landing space, access to the loft area (with drop down ladder, boarding and lighting) and doors leading off to:

Master Bedroom

13'11 x 12'

Having a PVCu double glazed window to the front elevation, tailored fitted wardrobes to the one wall, TV point and door leading off to the:

Master En-Suite

(Not Measured) Having a Velux window to the front elevation, walk-in double shower enclosure with power shower over, low level flush WC, wash hand basin, ladder style heated towel rail, illuminated mirror and tiling to all splash prone areas.

Bedroom Two

10'10 x 9'3

Having a PVCu double glazed window to the rear elevation.

Bedroom Three

11'2 x 9'1

Having a PVCu double glazed window to the front elevation.

Bedroom Four

10'10 x 10'

Having a PVCu double glazed window to the rear elevation.

Bedroom Five

11'4 x 7'0

Having a PVCu double glazed window to the rear elevation and TV point.

Family Bathroom

7'10 x 5'1

Having a PVCu double obscure glazed window to the side elevation, panel bath with electric shower over, low level flush modern WC, wash hand basin, ladder style heated towel rail, illuminated mirror and modern feature to all splash prone areas.

Garage

17'10" x 9'6"

Having up and over door to the front elevation, power and lighting.

Rear Garden

Being mainly laid to lawn with Cotswold stone chipping patio and pathway, mature planted borders with established plum and apple trees and hedge, 240v exterior power sockets, outside water tap, and fenced perimeter.

PLANNING PERMISSIONS:

Please note that there is planning permission in place for a ground and first floor extension with a garage to the side. The double height extension has already been done incorporating a garage which would be converted to a further internal room. You can view the planning application on the Coventry City Council planning portal with application number: FUL/2012/0113

