



MATTHEW JAMES
Property Services



862 Broad Lane

Eastern Green, Coventry, CV5 7FF

£299,995



862 Broad Lane

Eastern Green, Coventry, CV5 7FF

£299,995



GROUND FLOOR

Entrance Porch & Hallway

Welcome inside this spacious family home. The moment you step inside you can appreciate the space on offer. The welcoming hallway is neutrally presented with wood laminate flooring, having a central heating radiator and under-stair storage space. Stairs to first floor and doors leading into:

Lounge / Diner

26'6" x 12'8" (8.10 x 3.88)

The open plan living / dining room is a superb family space and a fantastic size, particularly enjoying the dual aspect from the double glazed window to the front elevation and the patio doors that open out into the conservatory. Benefitting from a feature fireplace and two central heating radiators.

Kitchen

11'1" x 8'5" (3.4 x 2.58)

A modern and stylish kitchen, having matching wall and base units. Integrated appliances include a five burner gas hob, cooker hood and dual oven. Additional space is available for free standing items of your choice which may include a dishwasher and under counter fridge and a PVCu door that leads out into the conservatory.

Conservatory

19'9" x 6'5" (6.04 x 1.97)

A superb, traditionally build with two PVCu windows and French doors leading out to the rear garden. Fully glazed roof recently upgraded.

Cloakroom

The property benefits from a downstairs cloakroom which is always handy in a family property. Comprising of a white suite having a WC, wash hand basin and electric heater.

Utility

A fantastic addition to the property and pretty much another kitchen! Fully loaded with a range wall and base units, full size sink and drainer, space for freestanding appliances to include, washing machine, tumble dryer and fridge freezer, and door into the garage. The utility room is also the perfect location for the gas combination boiler.

Garage

17'8" x 7'1" (5.39 x 2.18)

The integral garage is an excellent addition to the property, well equipped with electric supply, lighting and storage. Benefitting from an electric, up and over roller door to the front aspect and separate doorway into the utility room.

FIRST FLOOR

Bedroom One

12'4" x 11'7" (3.77 x 3.54)

To the rear aspect with fitted storage and PVCu window overlooking the rear garden.

Bedroom Two

14'4" x 11'7" (4.38 x 3.55)

To the front aspect, with fitted storage and PVCu window.

Bedroom Three

8'7" x 8'0" (2.63 x 2.44)

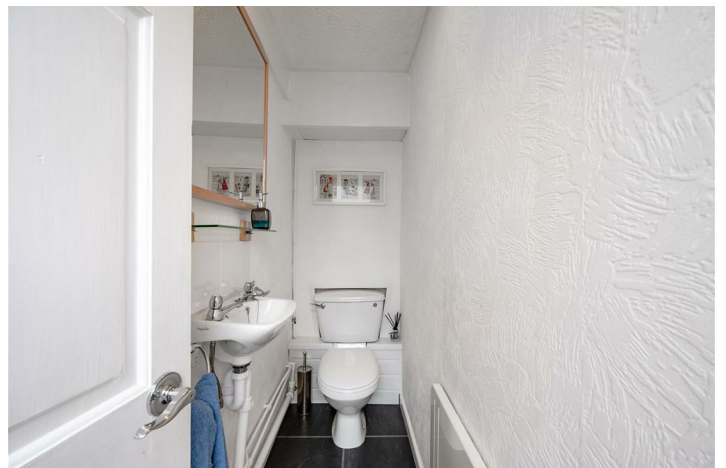
To the front aspect, this is a spacious bedroom having PVCu double glazed window and central heating radiator.

Shower Room

To the rear aspect, the modern refitted shower room has a double, walk in shower cubicle with shower over, vanity unit with inset wash basin with mixer tap, low-level WC, PVCu obscured double glazed window, heated towel rail, fully tiled floor and splash prone areas and inset ceiling spotlights.

Outside

The property has a generous frontage which allows the property to sit back from the main road. Plenty of space for off road parking for all the family - the cleverly designed driveway curves to provide drivers with a turning point too. With its beautiful planting to greet you, it's a nice welcome home. The rear gardens maintains the same stunning ambience, with a decking area that's perfect for garden furniture to kick back and relax. The patio areas provides space for further enjoyment of your choice.



Road Map



Hybrid Map



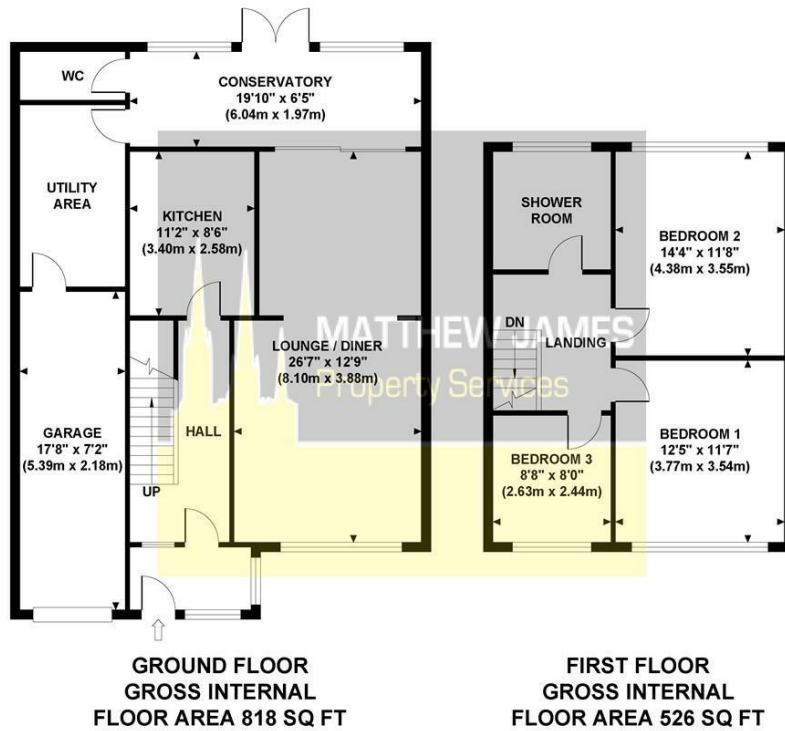
Terrain Map



Floor Plan

BROAD LANE

Approximate Gross Internal Area 1344 sq ft / 125.0 sq m
Garage Area 129 sq ft / 12.0 sq m

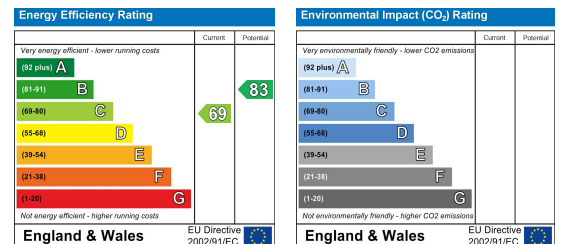


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter