



Trusted  
Property Experts



Broad Lane  
CV5 7BT



# Broad Lane

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This spacious and much loved three bedroom semi detached family home is in need of updating and modernising and is positioned in a desirable area of Broad Lane and is within easy reach of local schools, amenities, Birmingham airport, the motorway network and is being offered with NO UPWARD CHAIN AND SITTING ON A GREAT PLOT.

The ground floor offers an entrance hallway with doors leading off to a lounge with a bay window overlooking the front garden, a dining room with a window overlooking the beautiful rear garden and a fully fitted kitchen with an integrated oven, gas hob and space for a fridge, freezer and a washing machine.

On the first floor you will be greeted by a family bathroom, a separate W/C and three bedrooms, two in which are very good size double bedrooms with one featuring built in wardrobes and a generously sized single bedroom completes this brilliant property.

Outside to the front there is a small fore garden with a block paved driveway providing space for several vehicles with access to the garage and to the rear there is a large well established lawned garden.

Must be viewed to fully appreciate its size and huge potential it has to offer.

#### GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

Council Tax Band: C

Parking Arrangements: Driveway & Garage

EPC Rating: D

Total Area: Approx. 1130.0

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.93m x 3.66m

Dining Room

3.15m x 2.87m

Kitchen

3.81m x 2.36m

### FIRST FLOOR

Bedroom One

4.04m x 2.59m

Bedroom Two

3.25m x 3.05m

Bedroom Three

2.67m x 2.26m

Bathroom

W/C

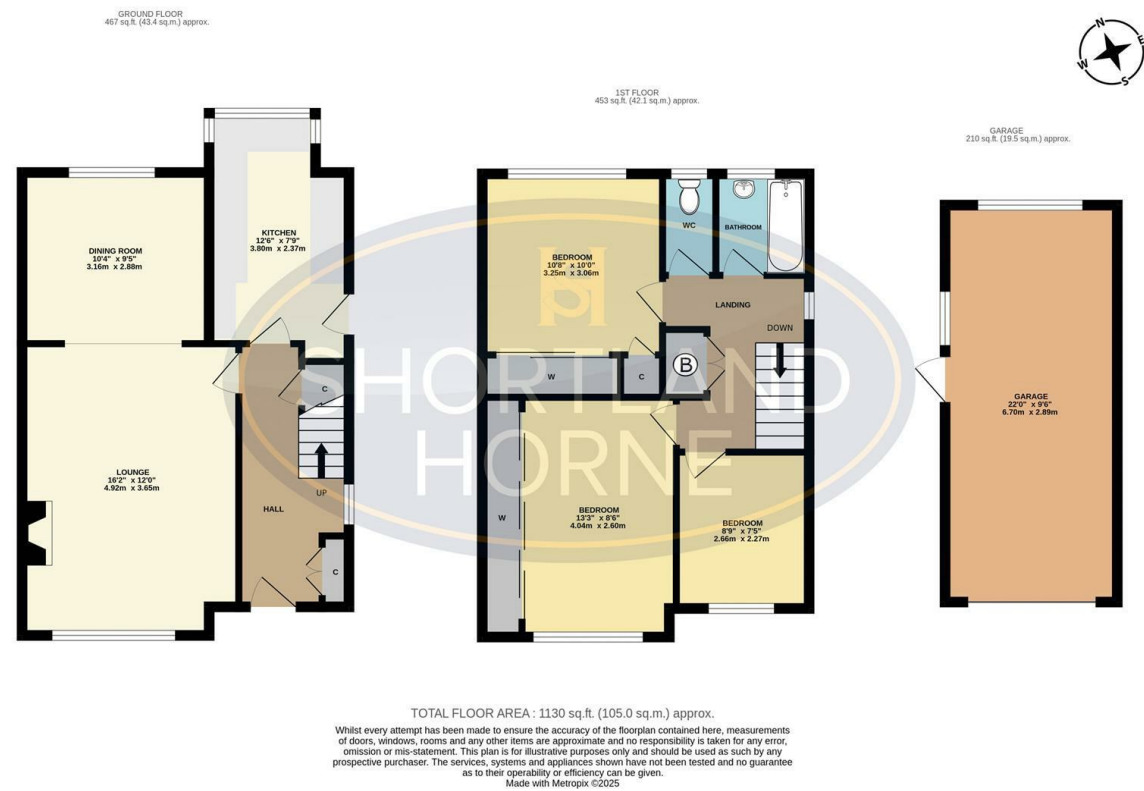
OUTSIDE

Garage

6.71m x 2.90m



Floor Plan



Total area: 1130.00 sq ft

**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

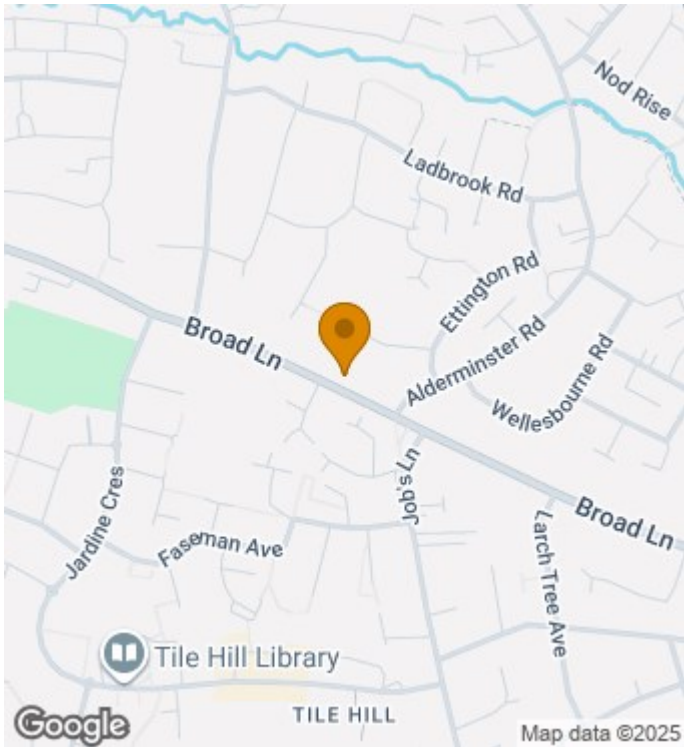
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

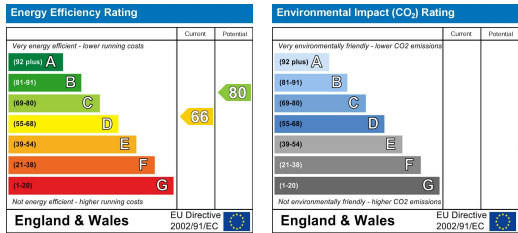
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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