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Property Experts

Broadway  
CV5 6NW

# Broadway

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Nestled in the charming area of Broadway, Coventry, this beautifully presented mid-terraced house offers a delightful blend of character and modern living. Spanning an impressive 808 square feet, the property is ideally located on a tree-lined side road, just a stone's throw from Coventry Railway Station and the vibrant heart of Earlsdon, with its bustling High Street.

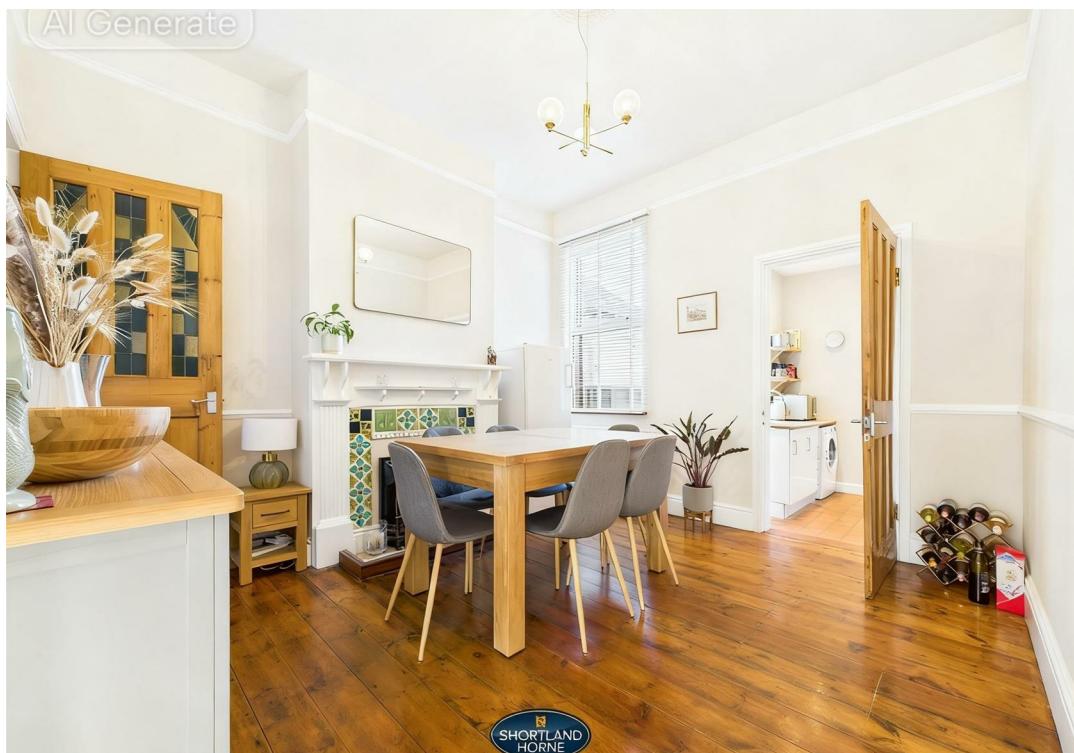
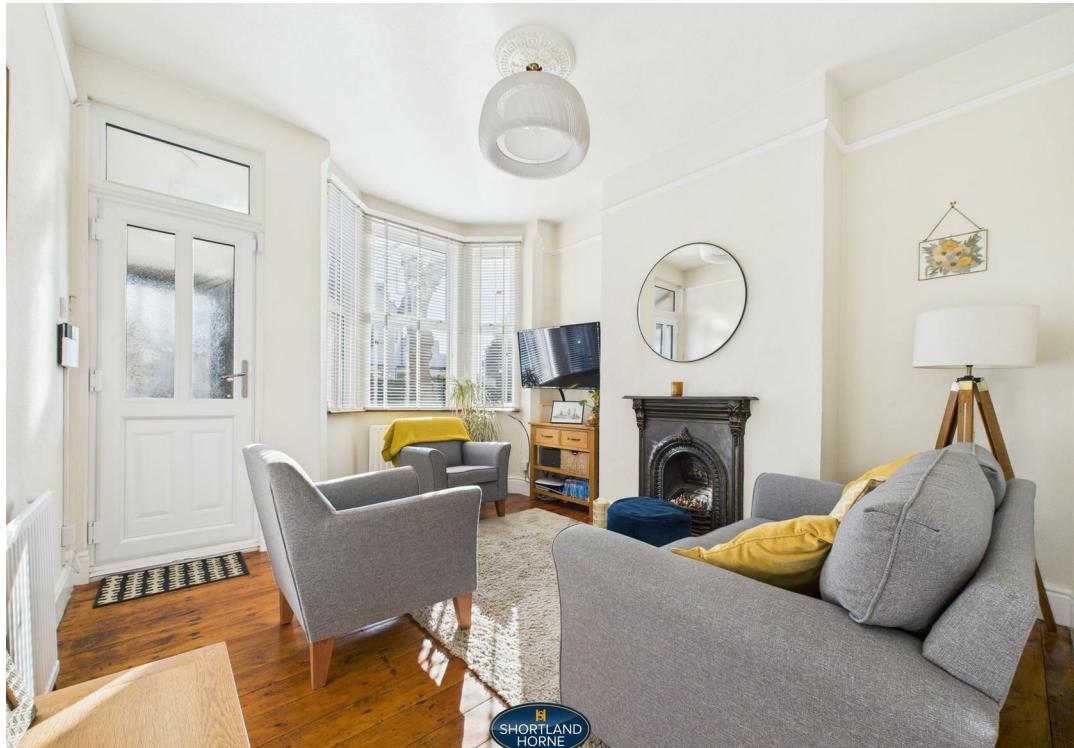
Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious living room, complete with a traditional style fireplace, perfect for cosy evenings. The separate rear dining room boasts stripped and varnished flooring, creating a warm and welcoming atmosphere for family meals or entertaining guests. The refitted kitchen is both functional and stylish, while the ground floor bathroom, equipped with a shower, adds to the convenience of this lovely home.

The first floor features two generous bedrooms, providing ample space for relaxation and rest. Additionally, there is a versatile loft/hobby room, which can be tailored to suit your needs, whether as a study, playroom, or extra storage.

This property is further enhanced by modern comforts, including double glazing,

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## Dimensions

### GROUND FLOOR

#### Entrance Porch

0.91m x 1.30m

#### Living Room

3.35m x 3.35m

#### Dining Room

3.35m x 3.63m

#### Kitchen

1.96m x 2.87m

#### Bathroom

1.96m x 1.93m

### FIRST FLOOR

#### Bedroom

3.38m x 3.38m

#### Bedroom

2.87m x 3.66m

#### Loft Room

3.12m x 4.72m

## Floor Plan



Total area: 807.63 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

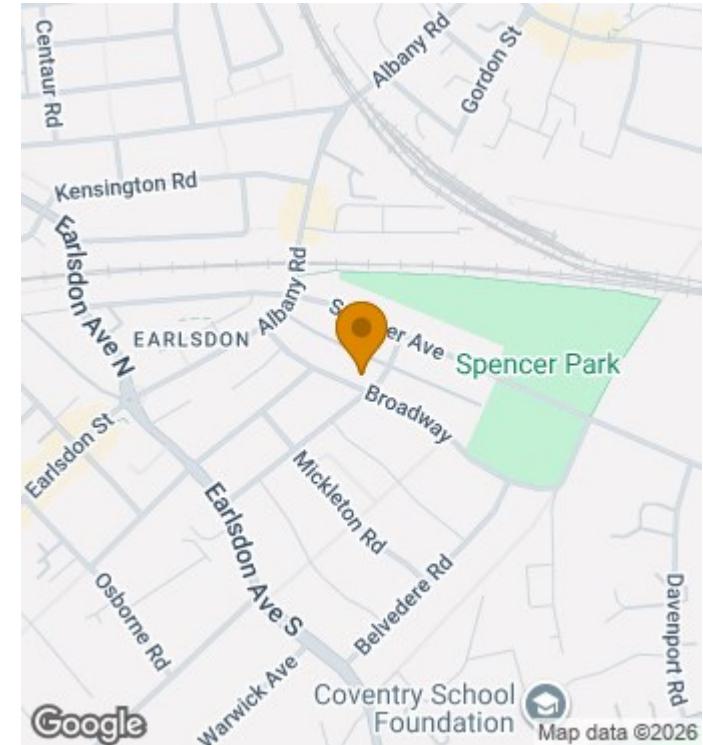
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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