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Broomfield Road
CV5 6JX

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Nestled in the charming area of Earlsdon, Coventry, this spacious traditional bay-fronted terraced house offers an ideal family home. With four well-proportioned bedrooms, this property provides ample space for both relaxation and entertaining. The two inviting reception rooms are perfect for family gatherings or quiet evenings in, allowing for a versatile living experience.

The house is conveniently located on Broomfield Road, just a short stroll from the vibrant Earlsdon High Street, where you can enjoy a variety of shops, cafes, and local amenities. This prime location ensures that you are never far from the heart of the community, making it an excellent choice for families and professionals alike.

The property features a single bathroom, catering to the needs of a busy household while maintaining a traditional charm throughout. The bay window not only enhances the aesthetic appeal of the home but also allows for an abundance of natural light, creating a warm and inviting atmosphere.

With its blend of classic design and modern convenience, this terraced house is a wonderful opportunity for those seeking a family home in a desirable area. Whether

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selling quality
property since 1995





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Dimensions

GROUND FLOOR 2.57m x 1.47m

Hallway

Living Room
3.73m x 3.40m

Reception
Room/Bedroom
4.27m x 3.25m

Kitchen
4.27m x 2.69m

Conservatory
2.31m x 2.67m

W/C
2.46m x 1.35m

FIRST FLOOR

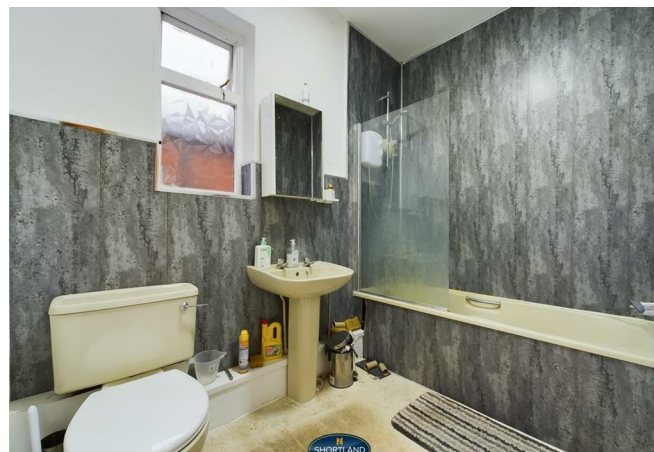
Bedroom
3.48m x 4.29m

Bedroom
3.73m x 2.67m

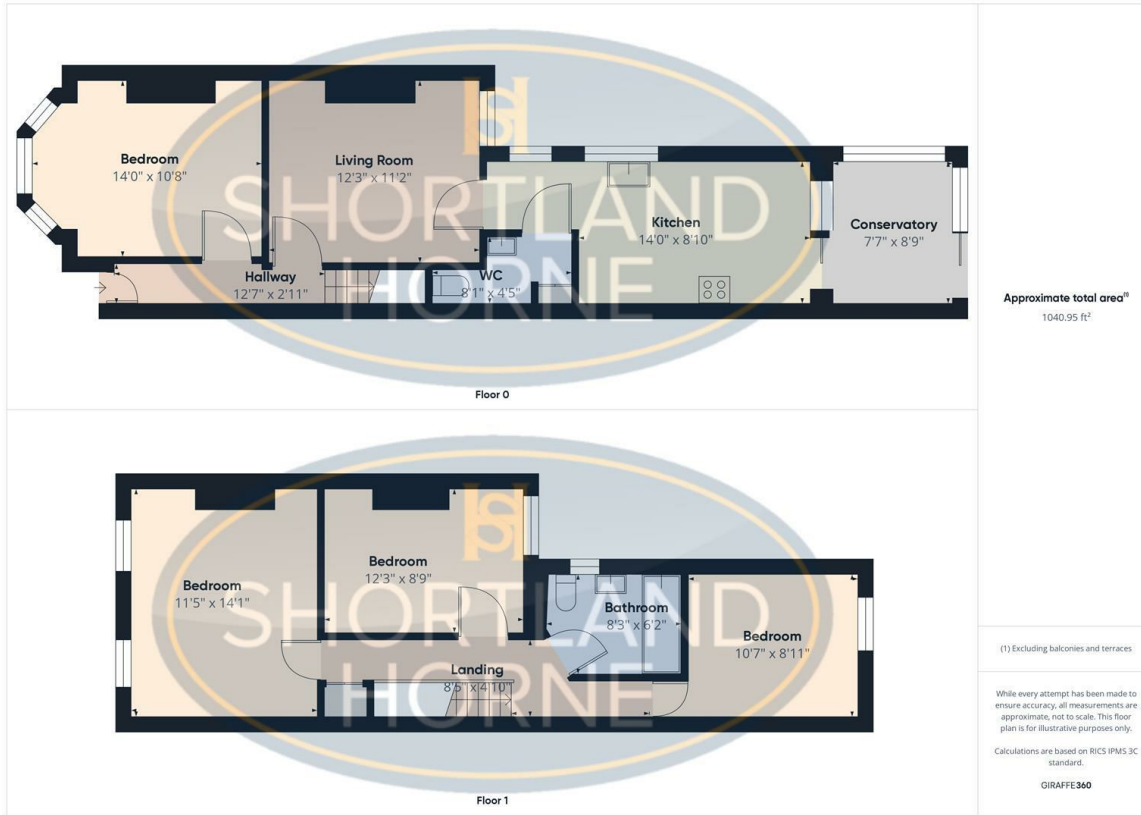
Bedroom
3.23m x 2.72m

Bathroom
2.51m x 1.88m

Landing



Floor Plan



Total area: 1040.95 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 Home.

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 Home 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

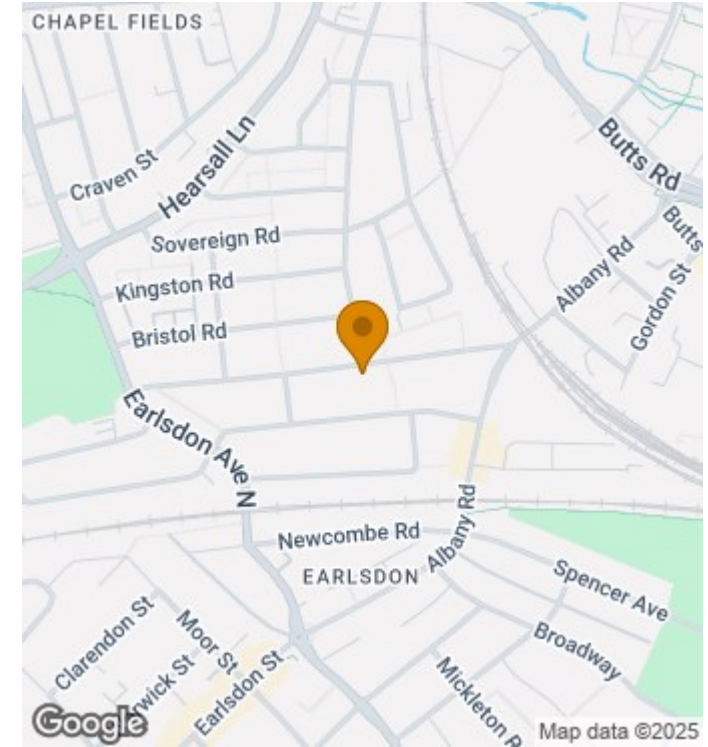
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

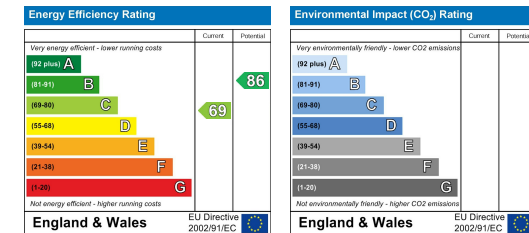
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Home'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 Home 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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