



 **SHORTLAND
HORNE**

Trusted
Property Experts

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**Eastern Green Road
CV5 7LG**

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AN IMMACULATE EXECUTIVE FAMILY HOME IN THE SOUGHT-AFTER LOCATION OF EASTERN GREEN JUST OFF EASTERN GREEN ROAD, POSITIONED ON A VERY GENEROUS PLOT WITH SUPER ROAD LINKS TO COVENTRY AND BIRMINGHAM WITH OVER 2500SQFT OF LIVING SPACE.

This magnificent four bedroom detached home has been cleverly extended and fully refurbished throughout to provide a more spacious and modern style of living. You really do need to see this property to fully appreciate the spec and space it has to offer.

Briefly, the downstairs layout comprises of a central entrance hall with solid doors leading to the main living spaces. The kitchen offers a range of wall and base units, a feature island, and appliances which include an integrated dishwasher, a Smeg range master cooker, a fridge and space for an American Fridge freezer. The dining area is a delight with lots of space and more fitted kitchen units, which create a bar area including an integrated fridge. The lounge is a lovely size with a feature log burning stove and double doors leading out to the beautiful garden. The property also has a

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Bedroom Three

4.08 x 3.28

Shower Room

Lounge

6.75 x 4.80

Dining Room

7.61 x 4.80

Kitchen

5.55 x 5.16

Utility

3.45 x 3.45

Bathroom

Play Room

3.48 x 2.95

Bedroom One

3.29 x 2.87

En-Suite

FIRST FLOOR

Bedroom Two

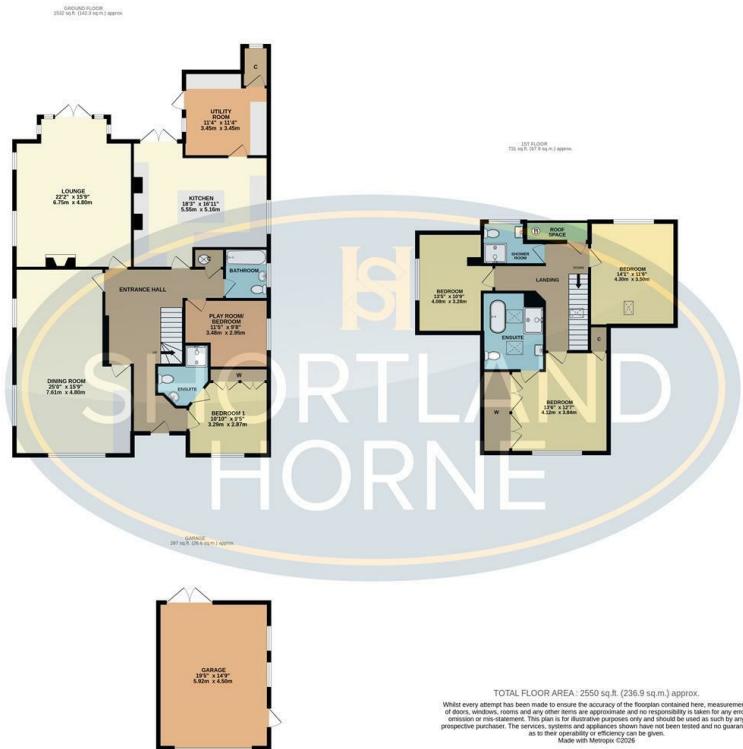
4.12 x 3.84

En-Suite

Bedroom Two

4.30 x 3.50

Floor Plan



Total area: 2550.00 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

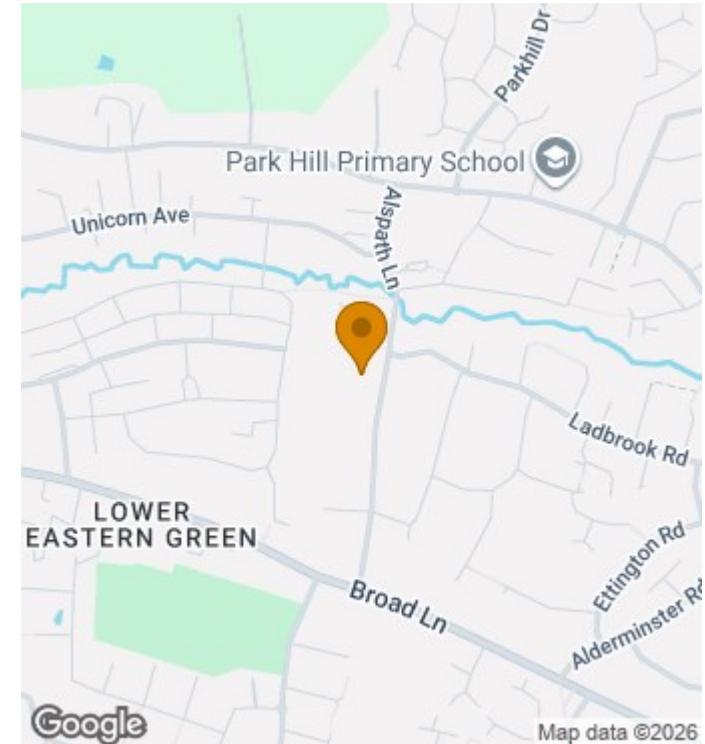
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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	EU Directive 2002/91/EC
73	77		

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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