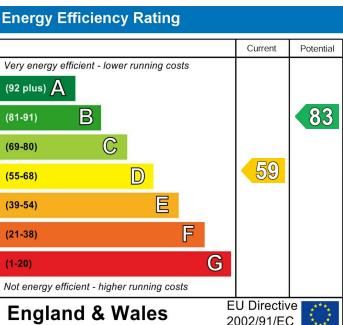


Floor Plan



TOTAL FLOOR AREA: 1400 sq ft. (130.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



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.

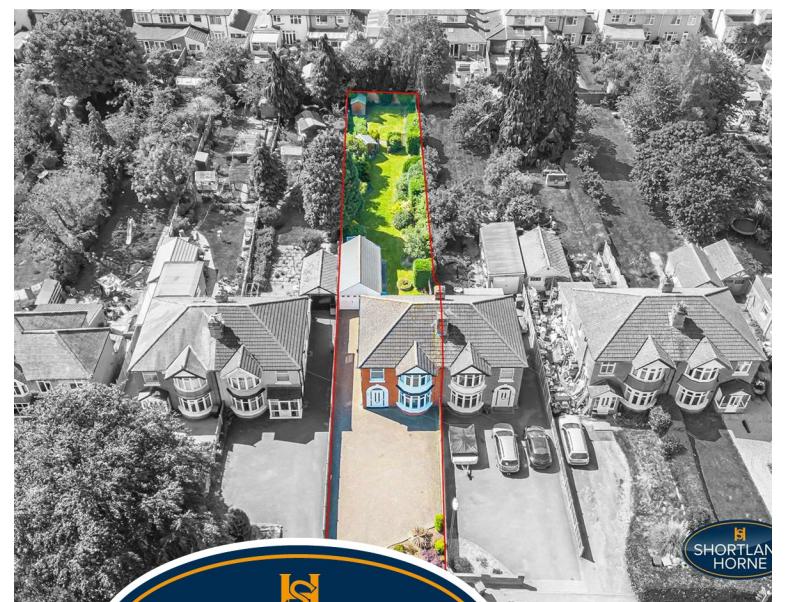
Appliances

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Broad Lane
Tile Hill CV5 7AP



£349,500 Guide Price | Bedrooms 3 | Bathrooms 1

This lovely 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.

The ground floor offers a porch, an entrance hallway with doors leading off to a lounge with a bay window overlooking the front garden, a dining room with sliding patio doors opening out to the beautiful rear garden and a fully fitted kitchen with an integrated oven, gas hob, fridge, freezer and a washing machine. There is also a very useful downstairs W/C.

On the first floor you will be greeted by a family bathroom and three bedrooms, two 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: D

Parking Arrangements: Driveway & Garage

EPC Rating: D

Total Area: Approx. 1400.0

GROUND FLOOR

Porch

Entrance Hallway

Lounge

13'4 x 12'6

Dining Room

12'10 x 12'10

Kitchen

15'8 x 9'3

W/C

FIRST FLOOR

Bedroom One

13'4 x 12'6

Bedroom Two

12'10 x 12'10

Bedroom Three

8'11 x 8'7

Bathroom

OUTSIDE

Garage

23'10 x 12'4