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Broad Lane
Tile Hill CV5 7AU

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This unique executive 5 bedroom 4 bathroom (plus a cloakroom!) individually designed home has numerous eco features to ensure it has low running costs.

Built in 2015, it was designed by the present owners to be as 'eco' efficient as possible. This home has many unique features in it. The electric car charger is linked to the solar panels. The built-in air ventilation system filters the air coming into the house to ensure a clean and moist free environment which helps with people with breathing issues. It also extracts stale air from the kitchen and all bathrooms ensuring that there's no need to have trickle vents in windows or extractor fans in the bathrooms. Both floors have under floor heating which is computer controlled to ensure balanced temperature throughout the house. The sash windows on the front elevation have sound proof glass and all the rear windows are all triple glazed which all helps with the overall efficiency of the house.

The grand entrance hallway to this fabulous family home features a stunning oak staircase with doors leading off the hall to lounge, study, w/c and coatroom. The spacious lounge has a feature log burner and panoramic bi-fold doors overlooking the garden.

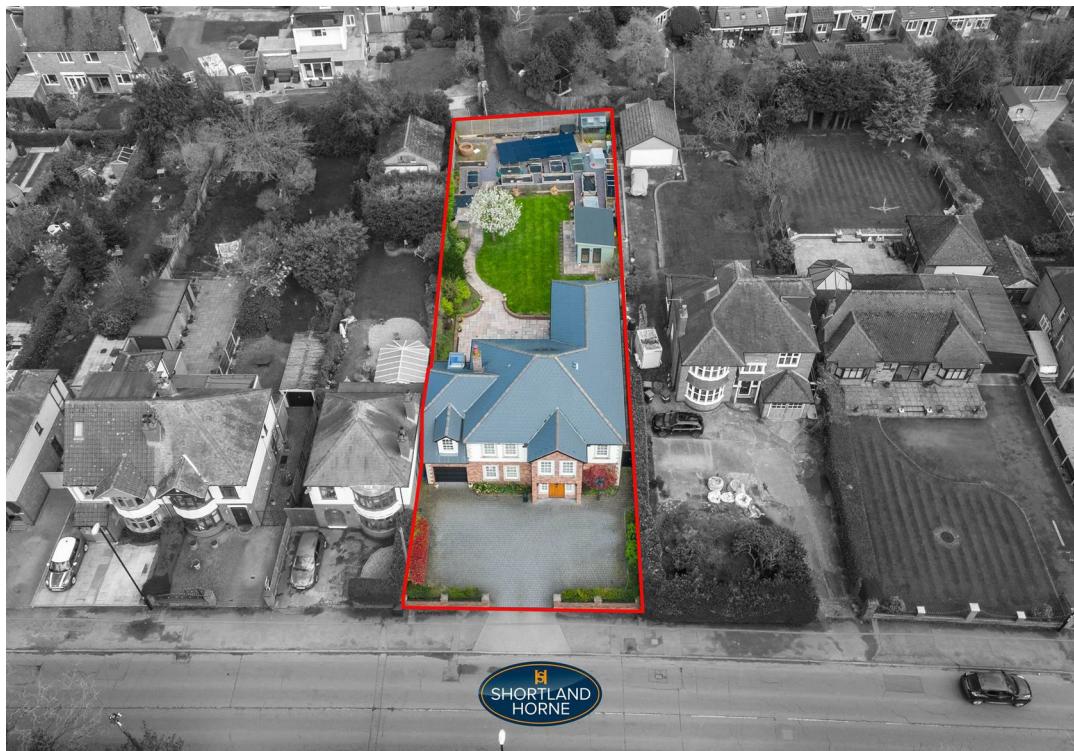
The heart of this beautiful home is the 33ft kitchen/diner/snug which has a feature island with granite worktop. Integrated appliances including a dishwasher, fridge-freezer, hot tap with filtered water and a range cooker. The wide bi-fold doors open up onto the spacious patio for summer entertaining. The utility room house has plumbing for the washing machine / tumble dryer and a built in water softener. In the summer the hot water tank is heated by the power that the solar panels generate without using electricity or gas.

On the first floor you will find five double bedrooms, all but one stand alone which ensures occupants don't disturb anyone adjacent to them. The master bedroom suite is in its own area and features a spacious en-suite, walk-in wardrobe and dressing area. Bedroom 2 has its own en-suite and wall to wall fitted wardrobes; bedroom 3 (with a Velux Cabrio balcony window) and 4 can be configured into a self contained annex with an en-suite, or 2 separate bedrooms sharing the en-suite. Bedroom 5 is set up as a 'jack and Jill' access to the luxurious master bathroom which has a rolled top cast iron bath.

Outside in the garden there is a generous sized insulated summerhouse which has double glazed bi-fold doors and windows with electricity/ internet connection which can be used as an office or gym. Around the solar panels at the bottom of the garden is a raised bed vegetable garden, a green house and working water well with a fitted integrated metal safety grill.

This wonderful desirable impressive home has to be viewed to appreciate all its features it has to offer.







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Dimensions

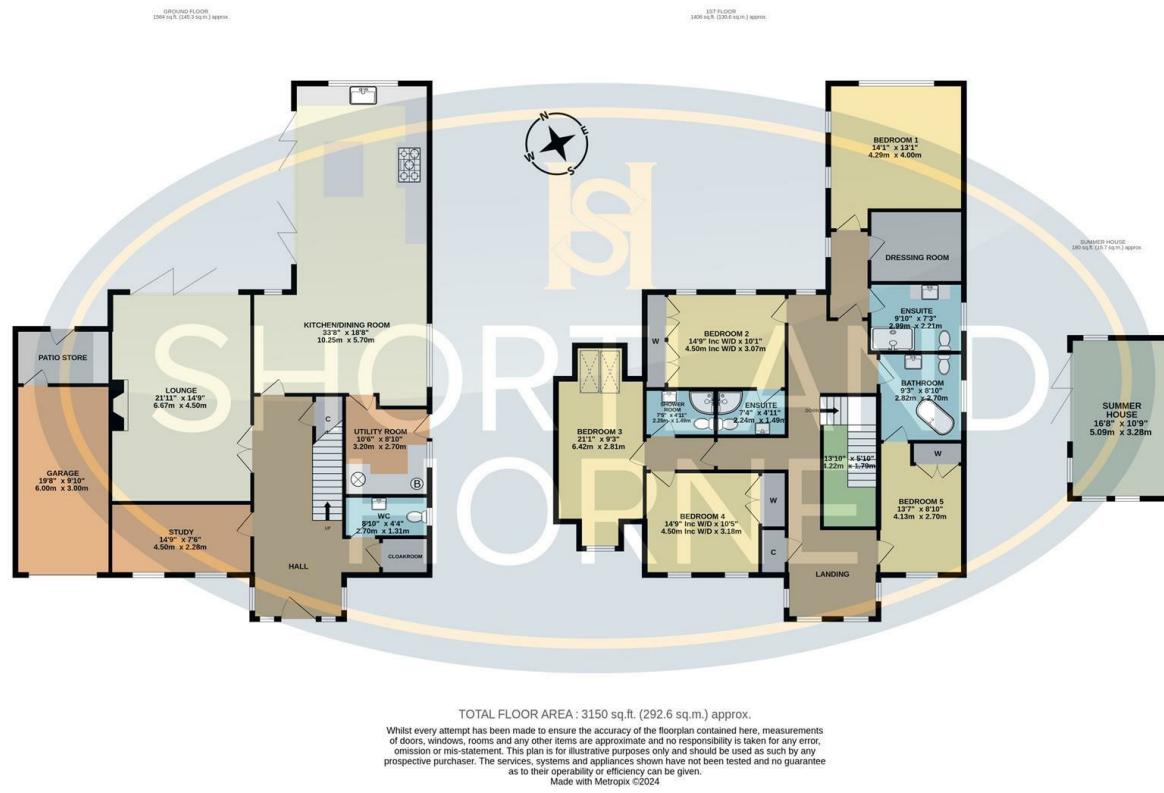
GROUND FLOOR

| | |
|----------------------------|----------------|
| Bedroom Four | 4.50m x 3.18m |
| Lounge | 6.68m x 4.50m |
| Cloak Room | 2.70 x 1.30 |
| Coat Room | 1.54 x 1.20 |
| Kitchen/Dining Room | 10.26m x 5.69m |
| OUTISDE | |
| Study | 4.50m x 2.29m |
| Utility Room | 2.70 x 2.80 |

FIRST FLOOR

| | |
|---|---------------|
| Summer House | 5.10 x 3.30 |
| Landing | |
| Airing Cupboard | |
| Bedroom One | 4.29m x 3.99m |
| FEATURES | |
| Dressing Room | 3.00 x 2.30 |
| En-Suite | 3.00 x 2.20 |
| Bedroom Two | 4.50m x 3.07m |
| En-Suite | 2.20 x 1.50 |
| Bedroom Three | 6.43m x 2.82m |
| Frontage | |
| Underfloor heating to both floors | |
| Eco-Energy efficient home | |
| Triple glazing to rear windows | |
| Air ventilation system (see description) | |
| EPC rating - High B | |

Floor Plan



Total area: 2970.00 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

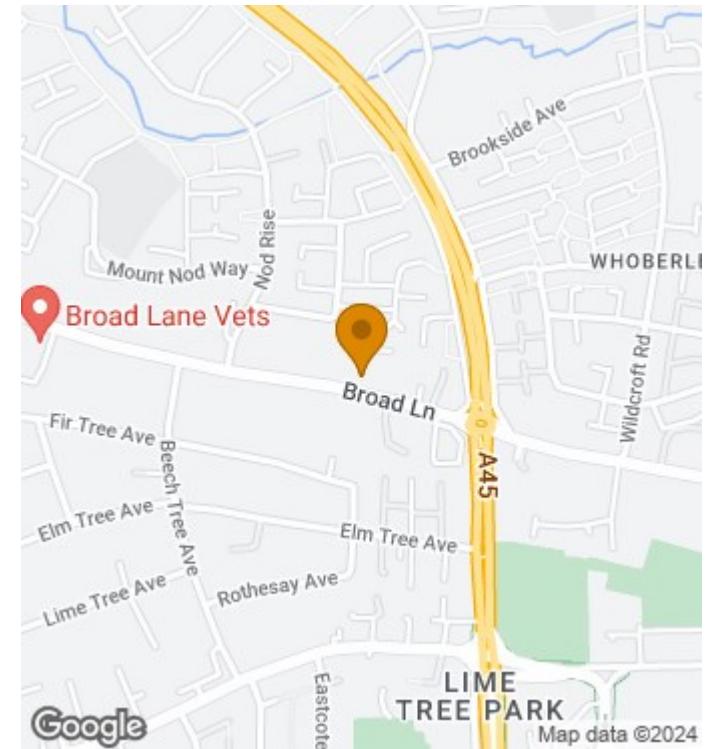
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 88 | 88 |
| (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 |

| Environmental Impact (CO ₂) Rating | | 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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