




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

The Glade
Off Broad Lane CV5 7BU

The Glade

CV5 7BU

OFFERED WITH NO CHAIN

Nestled in the tranquil cul-de-sac of The Glade just off Broad Lane, Coventry, this charming terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this spacious home is perfect for families or those seeking extra room to grow.

Upon entering, you are welcomed into a bright and airy reception room, enhanced by French doors that open seamlessly to a low maintenance garden, ideal for outdoor relaxation or entertaining. The kitchen is equipped with an integrated gas hob and electric oven, making it a practical space for culinary enthusiasts.

The property boasts two generous double bedrooms, both featuring built-in wardrobes, providing ample storage space. A good-sized single bedroom is also included, making it versatile for various needs, whether as a guest room, study, or children's room. The fully tiled bathroom is fitted with a modern white suite, complete with both a bath and shower, ensuring comfort for all.

Location

The Glade is situated in the popular residential Woodlands / Mount Nod area of west Coventry. The location is considered a well-established family suburb with a mix of owner-occupied and privately rented homes, offering convenient access to schools, local shops, parks and transport links. The area is approximately 3 miles west of Coventry City Centre and provides easy access to the A45, Birmingham and the motorway network.

The property benefits from a range of nearby amenities including supermarkets, cafés, takeaways and healthcare facilities. Tile Hill railway station is approximately 2 miles away, providing rail services towards Coventry, Birmingham and London routes. Local bus services also operate along Broad Lane and nearby main roads

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

Entrance

1.27m x 1.02m

Living Room

6.63m x 3.10m

Kitchen

2.57m x 2.08m

FIRST FLOOR

Bedroom One

3.12m x 2.59m

Bedroom Two

2.90m x 2.59m

Bedroom Three

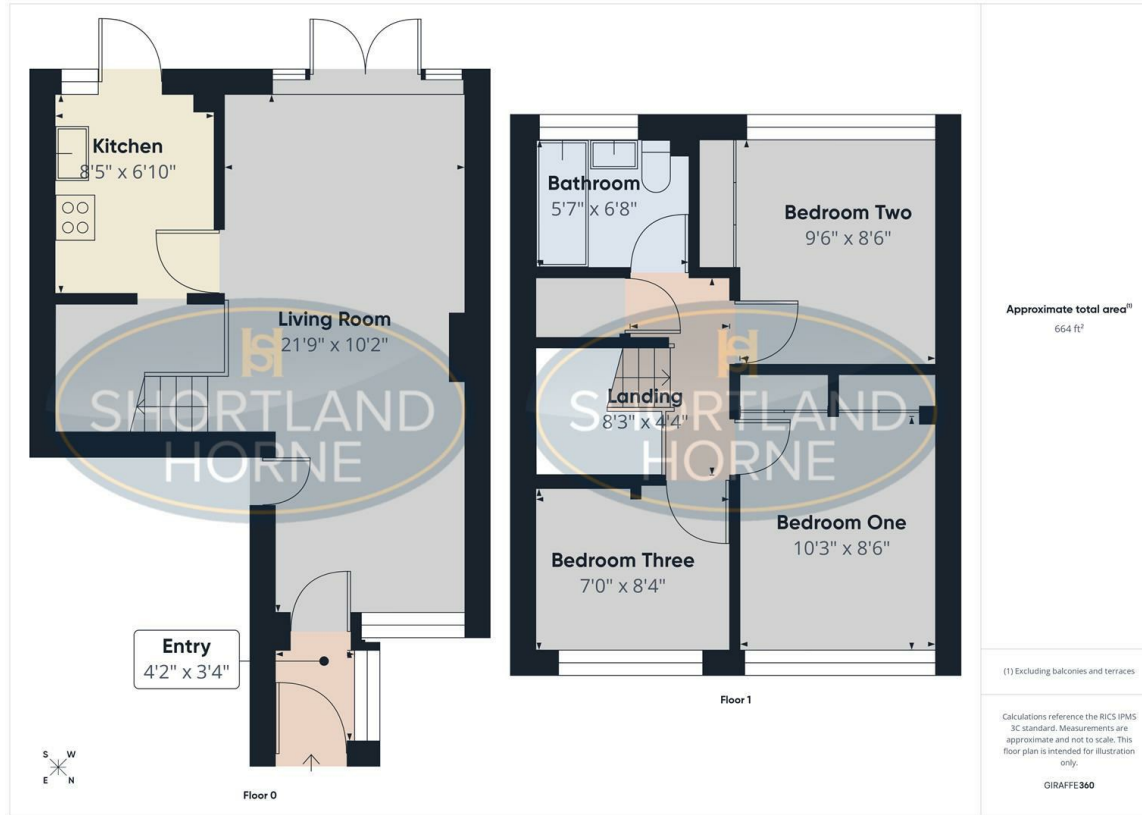
2.13m x 2.54m

Bathroom

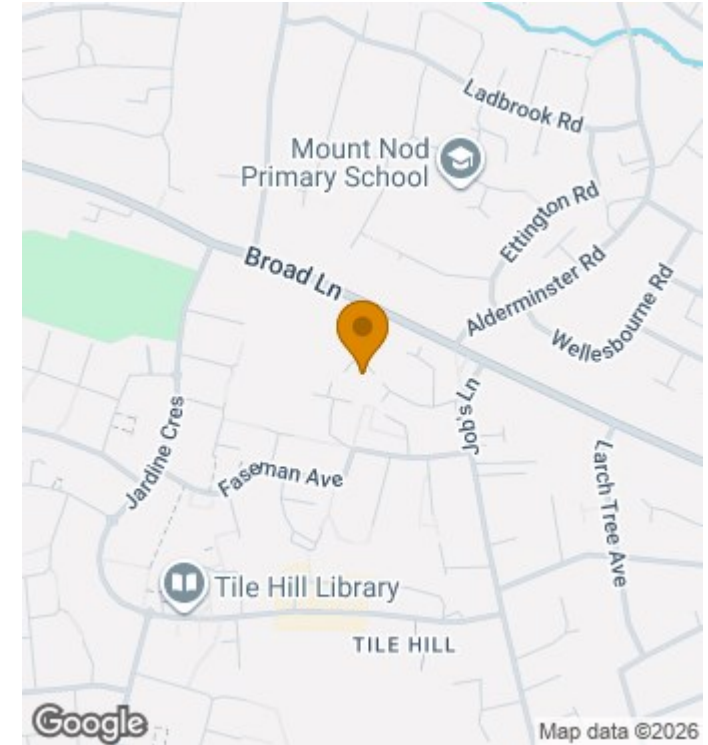
1.70m x 2.03m



Floor Plan



Location Map



Total area: 664.00 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

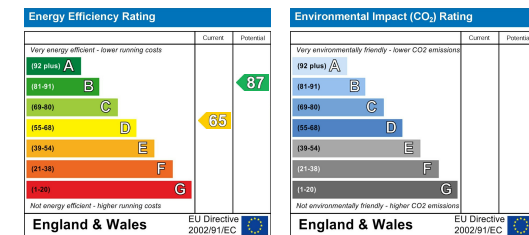
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



**Trusted
Property Experts**

📞 02476 222 123

✉️ lettings@shortland-horne.co.uk 📧 @ShortlandHorne

🌐 shortland-horne.co.uk

📍 Shortland-Horne