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Broad Lane  
CV5 7AR

# Broad Lane

## CV5 7AR

Situated on an exceptional plot, this individually designed detached bungalow offers spacious and versatile accommodation throughout, making it an ideal home for a variety of purchasers. Combining generous living space with excellent outdoor potential, the property presents a rare opportunity to acquire a bungalow in such a substantial and private setting, with plenty of scope to modernise and redecorate according to individual taste and lifestyle.

The accommodation is thoughtfully arranged and begins with an entrance porch leading into a central hallway, providing access to all principal rooms. The spacious lounge is a particularly inviting reception room with feature electric fire, offering plenty of space for both relaxing and entertaining. To the rear, sliding patio doors lead to a useful integral conservatory/utility area with picture windows and glazed double doors, ideal for sitting in the sun and to overlook the garden. It also has plumbing for a washing machine and a door to the integral garage.

The well-proportioned kitchen/dining room provides ample space for cooking, dining, and everyday family life. With plenty of room for a dining table, it also has wall and base units, work surfaces, space for appliances, plumbing for dishwasher, a walk-in pantry and a lobby to external door. If desired, it could readily be adapted to a range of lifestyle options.

There are three bedrooms in total, including two generous double bedrooms and a further bedroom which could equally serve as a guest room, home office or hobby room depending on individual requirements. The principal bedroom enjoys the convenience of an en-suite wet room with shower, w.c. and washbasin. A second double bedroom benefits from a dedicated wardrobe/storage area and is a particularly versatile room, arranged by the previous owner as a large dining room and study area. A family bathroom serves the remaining accommodation.

The property benefits from gas central heating and double glazing and is for sale with no upward chain. Further advantages include an integral garage, providing excellent storage, workshop space or secure parking. The tarmac driveway has parking space for up to five vehicles and also leads to securely gated side pedestrian access into the rear garden.

Externally, the property truly comes into its own. Occupying a superb plot, the bungalow enjoys extensive outdoor space with a wonderful sense of privacy and seclusion. The generous, well-screened grounds provide many possibilities for keen gardeners, outdoor entertaining, family activities or even future development potential, subject to the necessary planning permissions.

Broad Lane is situated within the highly regarded residential area of Eastern Green, on the western side of Coventry. The location is well established and particularly popular with families and professionals due to its combination of suburban surroundings, excellent local amenities and convenient transport connections. Broad Lane provides direct access to Coventry city centre, while also offering straightforward links to the A45, A46, Birmingham Airport and the wider motorway network.

The property is ideally positioned for access to a range of everyday facilities, including local shops,



selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

5.50 x 3.65

Conservatory Utility

5.50 x 1.40

Kitchen/Dining Room

4.25 x 4.21

Bathroom

2.62m x 2.54m

Bedroom

3.60 x 3.06

En-Suite

2.67m x 1.47m

Bedroom

4.92 x 3.04

Bedroom

2.63 x 2.42

Integral Garage

5.50 x 2.76



# Floor Plan

GROUND FLOOR  
1266 sq.ft. (117.6 sq.m.) approx.



TOTAL FLOOR AREA: 1266sq.ft. (117.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximations and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac 12/20

Total area: 1266.00 sq ft

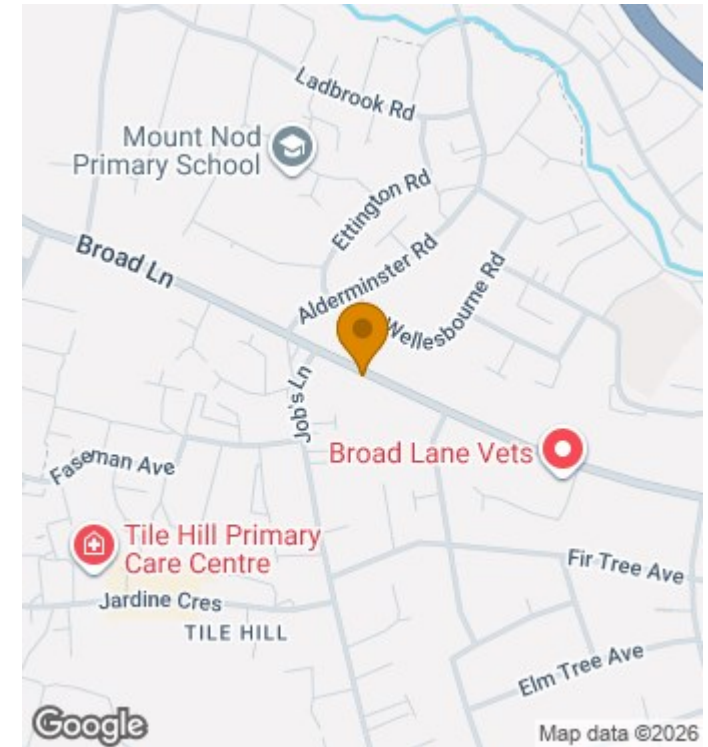
**Disclaimer**

**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 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

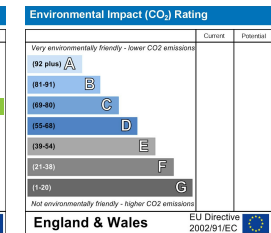
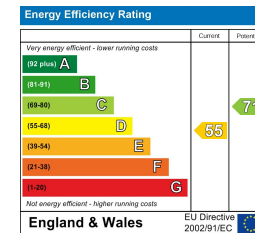
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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