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Broomfield Place

CV5 6GY

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Broomfield Place, Earlsdon – A Fantastic Opportunity with No Onward Chain.

Situated in the highly regarded area of Earlsdon, this two bedroom property offers an exciting opportunity for buyers looking to create and personalise a home in a popular and well established residential location.

The property requires modernisation and improvement throughout, making it an ideal purchase for investors, first-time buyers or anyone looking for a renovation project.

The ground floor comprises a living room, separate dining room, kitchen and bathroom. To the first floor are two well proportioned bedrooms. The accommodation offers plenty of scope for improvement and reconfiguration, subject to the necessary consents.

Earlsdon is one of Coventry's most popular residential areas, renowned for its welcoming community atmosphere and attractive blend of traditional housing and local amenities. The area benefits from the vibrant Earlsdon Street, which offers an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday conveniences.

For those who enjoy outdoor space, the popular War Memorial Park and Spencer Park are both within the wider area, providing lovely green spaces for walking, recreation and leisure.

Coventry city centre is conveniently accessible, offering a wider range of shopping, leisure and entertainment facilities, together with access to transport links and local employment opportunities. The area is also well placed for access to the University of Warwick and Coventry University.

Combining a sought after location with the opportunity to modernise and add value, this property is well worth considering.

Offered for sale with NO ONWARD CHAIN.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

LIVING ROOM
3.40m x 3.51m

DINING ROOM
2.49m x 3.48m

KITCHEN
3.73m x 2.16m

BATHROOM
1.68m x 2.11m

FIRST FLOOR

BEDROOM
3.51m x 3.53m

BEDROOM
3.20m x 3.53m

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Floor Plan



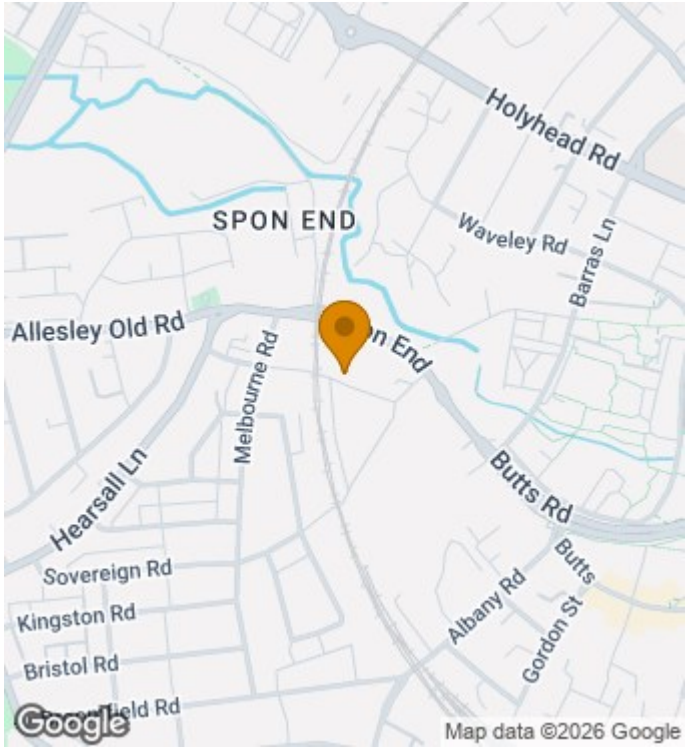
Total area: 610.00 sq ft

Disclaimer

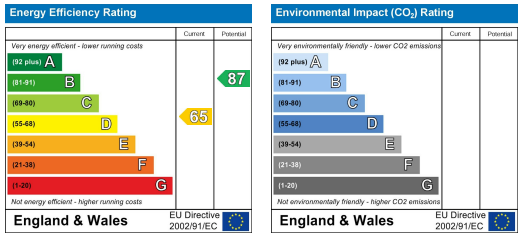
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

Location Map



EPC



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