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Broadway  
CV5 6NS



## Broadway CV5 6NS

Nestled in the sought-after Broadway area of Coventry, this charming late 1920s semi-detached house is a true gem waiting to be discovered. Boasting a total of four bedrooms and two bathrooms, this property offers ample space for a growing family.

As you step inside, you are greeted by a welcoming entrance hall that leads to not just one, but two spacious reception rooms. The tasteful decor complements the original features beautifully, creating a warm and inviting atmosphere throughout the home.

The rear lobby opens up to a convenient cloakroom/utility area, adding a practical touch to the property. The attractively fitted kitchen overlooks the picturesque rear garden, providing a lovely backdrop for your daily activities.

Upstairs, you will find three large bedrooms that offer comfort and tranquillity, perfect for relaxation after a long day. The stunning family bathroom exudes elegance with its Victoria design, adding a touch of luxury to your daily routine.

With double glazing and central heating, this family home ensures your comfort all year round. Situated in a prestigious and leafy side road, the location offers a peaceful retreat from the hustle and bustle of city life.

Don't miss the opportunity to make this character-filled house your new home. Schedule a viewing today to fully appreciate all that this property has to offer.

selling quality  
property since 1995









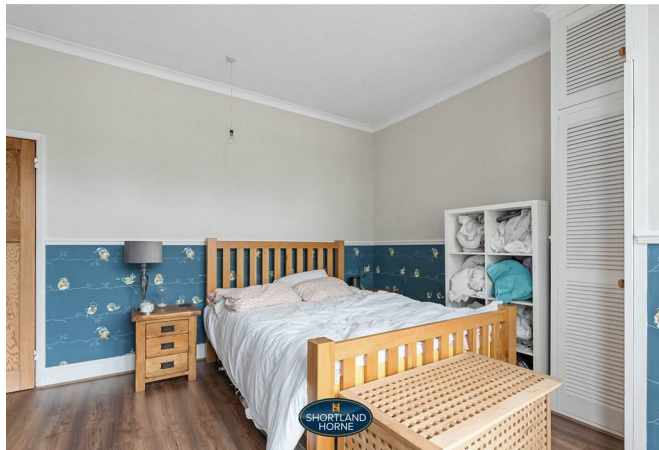
City Centre

Coventry Train Station



 SHORTLAND HORNE





## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.22m x 3.48m

Sitting/Dining Room

7.16m x 4.22m

W/C

Lobby

Kitchen

3.76m x 2.54m

### FIRST FLOOR

Bedroom

4.22m x 3.48m

Bedroom

4.52m x 2.79m

Bedroom

3.51m x 3.33m

Bathroom

### SECOND FLOOR

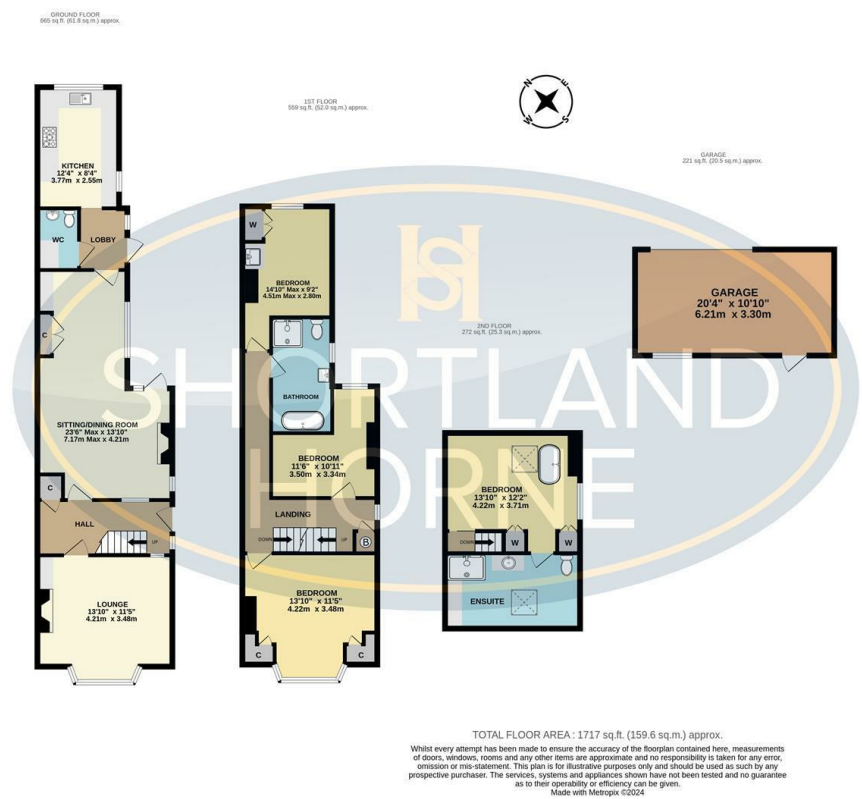
Bedroom

4.22m x 3.71m

En-Suite



Floor Plan



Total area: 1717.00 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.

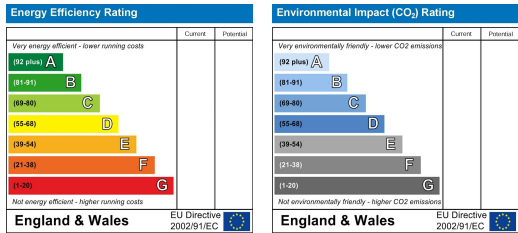
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

Location Map



EPC



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