



TAILOR MADE

SALES & LETTINGS



Broad Lane

Eastern Green, Coventry, CV5 7FF

Asking Price £200,000



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We are delighted to offer to market this excellent first time buyer opportunity, located on the highly sought after area of Eastern Green, amongst excellent local amenities, good schooling, easy access to countryside and great road links in and out of the city. The property is a short distance from Tile Hill Rail Station with direct links to Birmingham Airport, NEC and London Euston. Warwick University is under a 10 minute drive or 18 minute bus journey with bus stops out the front of the property.

The property is set back from the road with ample off-road parking, excellent long mature rear garden, gated hard standing in front a detached garage, ideal for a work van or motorhome with food vehicular access from Broad Lane.

The ground floor comprises a small entrance porch, leading into an entrance hallway, two reception rooms, a front lounge with bay window, modern fireplace and surround, archway into rear dining room and door into the galley kitchen. There is great scope to knock through the wall of the kitchen and dining room, to create a lovely open plan, entertaining kitchen / diner. The rear of the ground floor has a lean-to extension, proving a handy utility area, along with downstairs WC and access to the lovely rear garden.

The first floor offers two excellent double bedrooms, a modern combination boiler and modern bathroom, equipped with bath, shower over, glass screen, wash hand basin, WC, storage cupboard and double glazed window.

The rear garden is an excellent size, fence enclosed with two large patio areas, lawn, shrub borders, timber shed, detached garage and hardstanding in front, gated and ideal for parking a van or motorhome.

Full Property Summary

Entrance Porch

Glazed windows and door leading into entrance hallway

Entrance Hallway

Door into the lounge and stairs to the first floor landing

Lounge

Double glazed bay window to the front elevation, central heating radiator and modern fireplace and surround. Archway into the dining room.

Dining Room

Double glazed window into the lean-to and door into the kitchen, excellent scope to knock through to create a kitchen / diner.

Kitchen

A selection of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with four ring electric hob, extractor fan, larder cupboard, glazed window and door into the lean-to utility area.

Lean-To Utility

Additional base units and laminate counter tops, space and plumbing for white goods, radiator, door to the WC, garden and double glazed windows to the rear.

Cloakroom

WC and tap, double glazed window.

First Floor Landing

Doors to the double bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, door into a wardrobe housing the wall mounted modern combination boiler and central heating radiator in the main bedroom.

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Bathroom

Fully tiled, comprising a white suite including a bath, shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

Tel: 024 76939550

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you,

especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



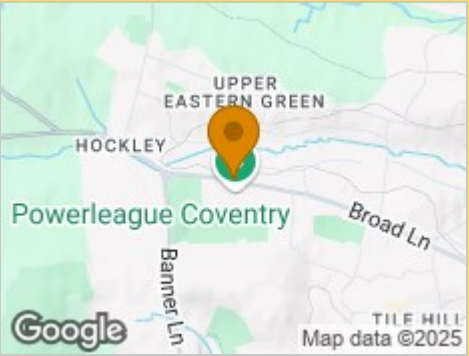
Road Map



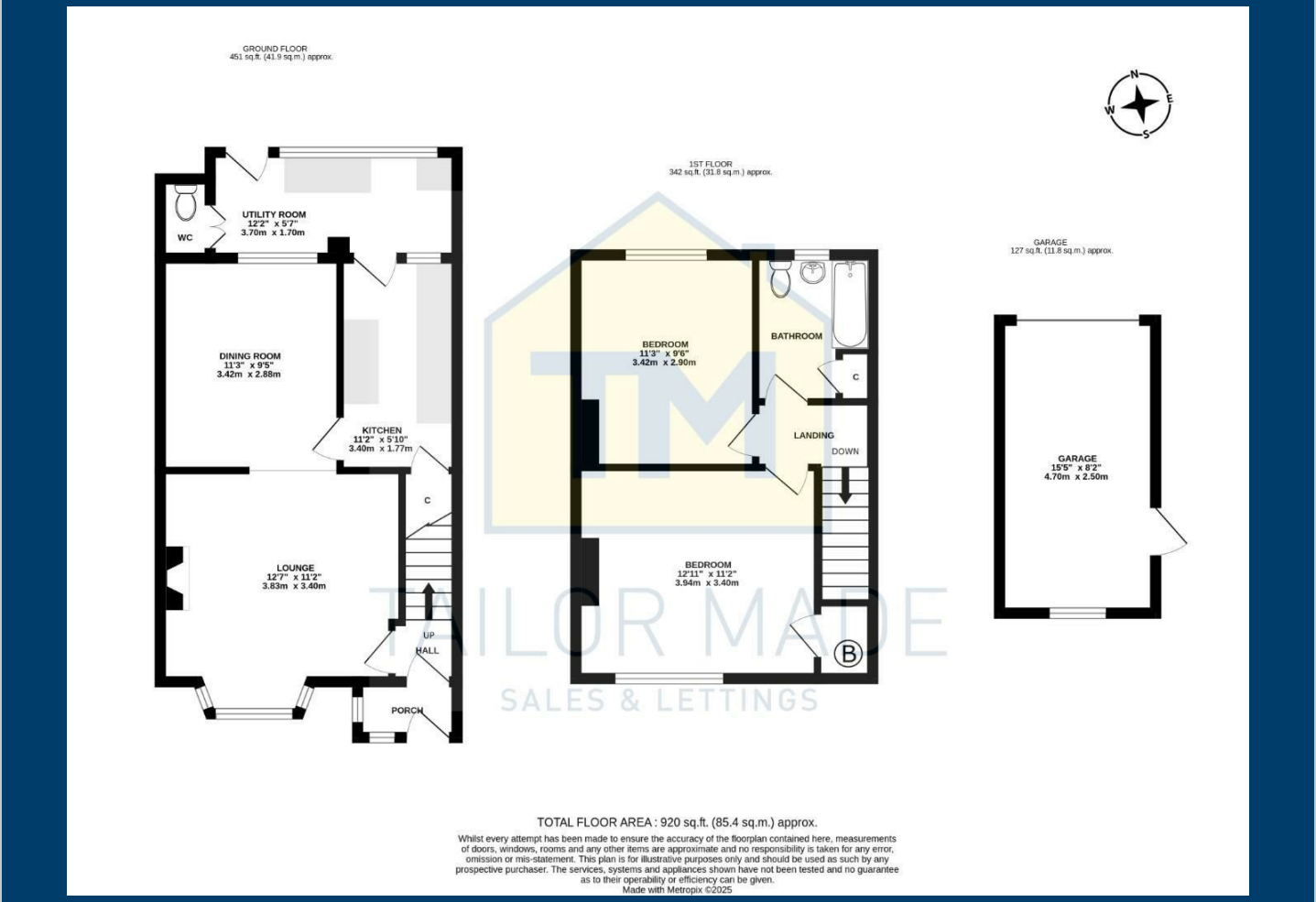
Hybrid Map



Terrain Map



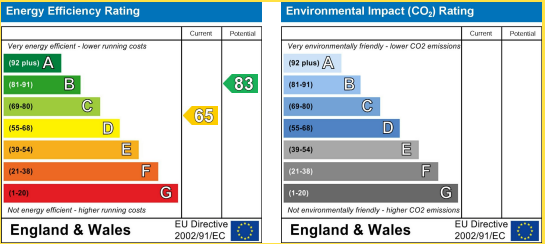
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.