




318 Broad Lane, Coventry, CV5 7AT
£325,000

 stamp.pilots.kept

www.simonburthomes.co.uk

Overview

318 Broad Lane is a well-proportioned, 3 bedroom, semi-detached family residence, set back from the road, being well-presented throughout and most conveniently situated in this popular residential area.

Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

Local Authority

Coventry City Council - Tax Band D

Key Features

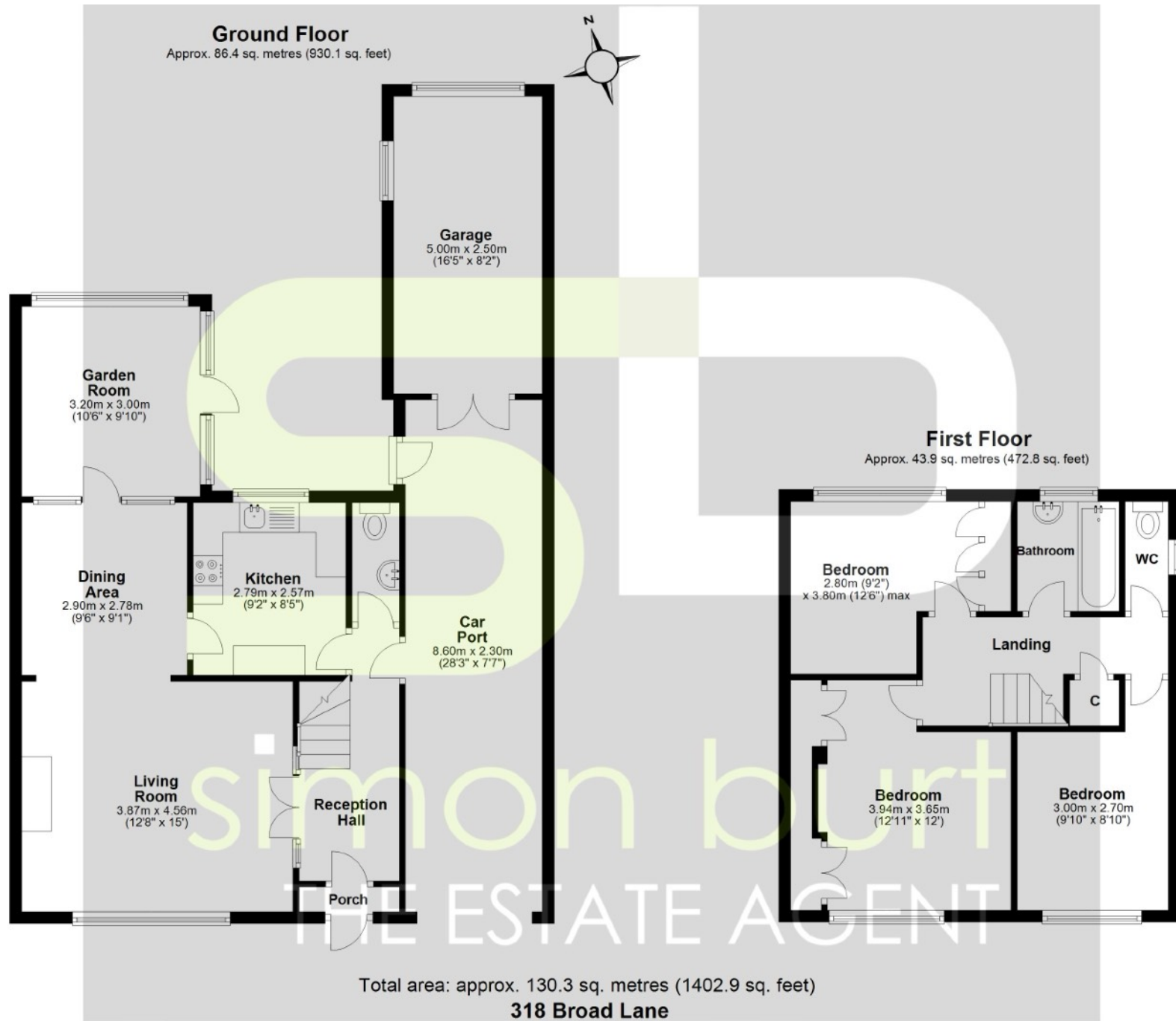
- Entrance porch
- Reception hall
- Guest cloakroom
- Living room
- Dining area
- Re-fitted kitchen
- First floor landing
- 3 Bedrooms
- Bathroom
- Separate WC
- Gas central heating with new boiler July 2023
- Double glazing
- Carport
- Garage
- Front garden offering driveway parking
- Established rear garden with impressive views
- Standard construction
- All mains services connected

Vendor Comments

We recently moved into our house in June 2023, we absolutely love the space we have created for our family which has resulted in a warm, cosy home, but due to a recent change in our circumstances an opportunity has arisen which sadly means we have decided to put our home on the market. Our home was meant to see our family grow as the location of our home was chosen based on the great local schools within the area.

We have been fortunate to have lovely neighbours in a small space of time. This home is perfectly placed in terms of location. It is very central into the city centre, local gyms, A45 along with shops and amenities on our doorstep. We are sad to have to put it on the market, but we hope the next owners experience the same joys, warmth and happiness that we've experienced in our home.





Total area: approx. 130.3 sq. metres (1402.9 sq. feet)

318 Broad Lane





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

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

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.