



Rose Cottage, Broad Lane, Coventry

Offers in Region of £685,000



Rose Cottage, Broad Lane

PROPERTY IN BRIEF

Ginger are delighted to offer this fully and considered refurbished four bedroom, detached cottage located in a semi-rural setting. Set upon approx.0.37 acres and within easy reach to Meriden, Berkswell and edge of Eastern Green to reach the local shops, major road, rail and air links, whilst super-convenient to an abundance of country walks, village pubs, schools – best of all worlds.

The Property has been fully renovated throughout in 2023, with great consideration given to uphold the period features of this stunning and unique cottage. Key points are a new Wren kitchen, bathroom and WC, central heating boiler, flooring and carpets, as well as a new water system. Please see the list provided to cover most the works carried out. No expense spared here. This home must be viewed to appreciate all the hard work and love the current owners have given to this home.

The property boasts landscaped gardens that wrap around the home, with gated vehicle access across the rear of the site accessed on Back Lane, leading to a detached, wood-constructed garage and carport with good first floor storage.

The home itself enjoys two generous reception rooms, the family living room and the flexible dining space, both having newly installed log-burning fires, a beautiful country-style wren kitchen with the continuation of the oak floors from the front dining/reception room, a separate office room, a rear lobby with utility space and downstairs WC. Not to mention the stand-out oak staircase.

Upstairs, the main bedroom is a great size with period-style feature fireplace, twin windows with field views, three other spacious bedrooms also with country views, as well as as a refurbished family bathroom having bath and separate double shower.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A beautifully presented, semi-rural and refurbished four bedroom detached cottage
- Abundance of period features including winding oak staircase
- Boasting spacious family living room with log-burning fire and French doors
- Reception/dining room with oak floors and log-burning fire
- Show-stopping traditional style Wren kitchen with oak floors
- Separate porch and also rear lobby/utility area with separate WC
- Large main bedroom plus 3 further spacious bedrooms
- Landscaped wrap-around gardens, allotment and patio areas
- Recently constructed traditional barn-style garage and car port
- Countryside location, large plot and within easy reach of transport, villages and local shops





























GARDEN

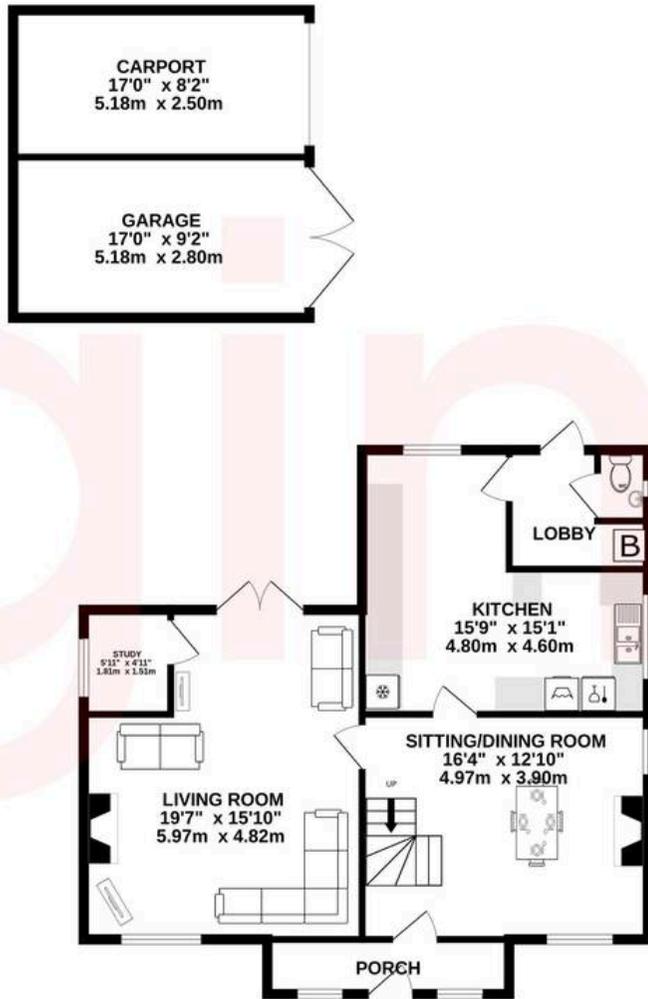
This property not only offers a rural setting, but has wrap-around gardens. The current owners have landscaped the garden, providing a good gated parking area to the rear with a wooden constructed garage and carport, as well as a large patio areas and garden for family needs and socialising, as well as having their own private allotment to the one side. This property certainly does deliver excellent garden space, as well as being surrounded by hedges, picket fencing and being dog secure. There is a gated pedestrian access to the frontage with pathway to porch and continuing around to gardens. In addition, there is also outdoor power and water tap, with the cable ducting leading up to the garage, although there isn't a power to the garage currently

GARAGE

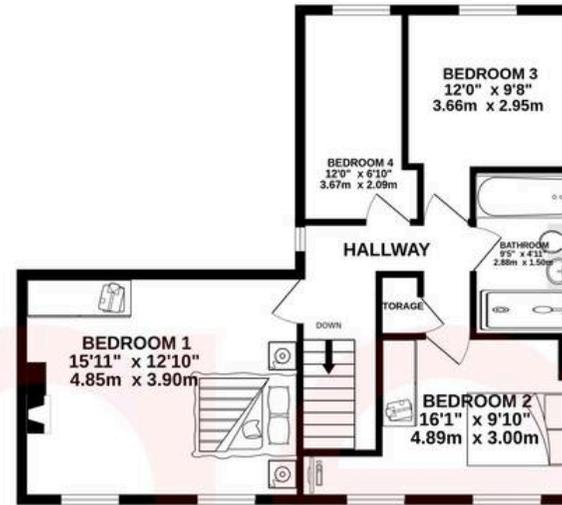
Double Garage

The vendors have constructed a wooden, barn-style detached single sized garage and side carport to the rear of the garden where the vehicle access and gates are leading off Back Lane. The garage side has double barn doors to the front with a hatch and ladders leading up to some good storage loft space above this area. To the side of the garage is an open carport. There is cable ducting from the main house, affording the opportunity for the new owner to run cable up to the garage if they wish, should an electric car be needed and usual power.

GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



4 BEDROOM DETACHED COTTAGE & GARAGES

TOTAL FLOOR AREA : 1709 sq.ft. (158.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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