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Upper Eastern Green Lane  
Eastern Green CV5 7DP





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BEAUTIFUL SPACIOUS FAMILY HOME SITUATED IN THE SOUGHT AFTER LOCATION OF UPPER EASTERN GREEN LANE, WITHIN EASY REACH OF THE A45 AND BIRMINGHAM AIRPORT.

This lovely three bedroom semi detached property is conveniently positioned to local schools, shops and the motorway network.

The ground floor offers a entrance hallway with doors leading off to a 27ft lounge/diner with french doors leading out to the rear garden, extended modern fitted breakfast kitchen with space for a gas cooker, dishwasher, American fridge/freezer and a separate utility room that houses the boiler.

On the first floor you will be greeted by a family bathroom with a p-shaped bath, two double bedrooms and a single bedroom.

To the front of the property is a lawned garden and to the rear is a fully enclosed private decked lawned garden with open country side views and a detached en block garage.

This property must be viewed to fully appreciate.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge/Diner

7.80m x 3.66m

Extended Kitchen/Diner

6.73m x 2.51m

Utility

1.83m x 2.51m

### FIRST FLOOR

Bedroom One

3.40m x 3.28m

Bedroom Two

4.29m x 3.28m

Bedroom Three

2.26m x 2.13m

Family Bathroom

2.72m x 2.13m

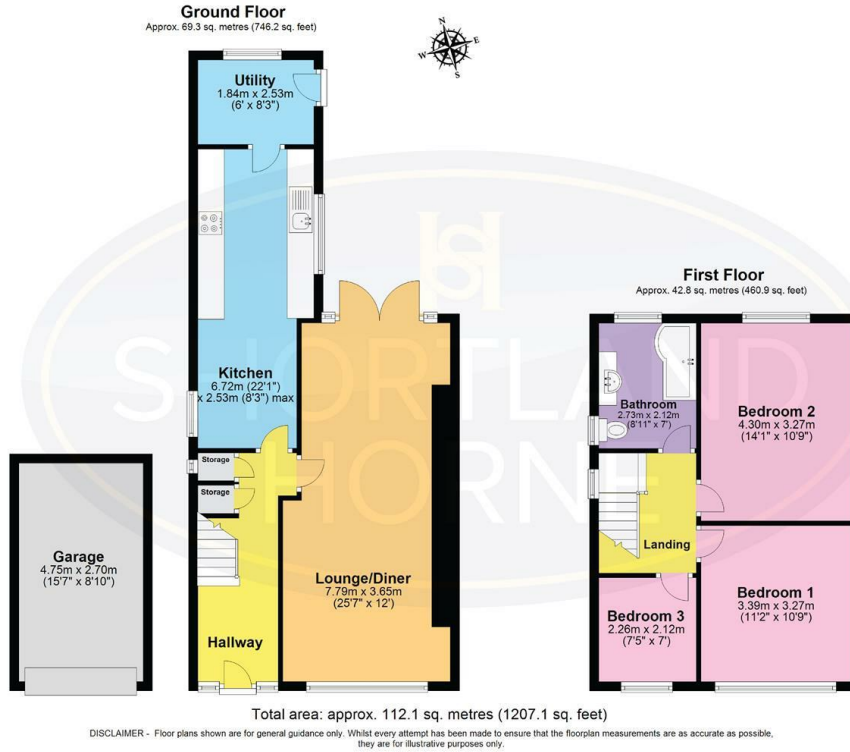
### OUTSIDE

Garage

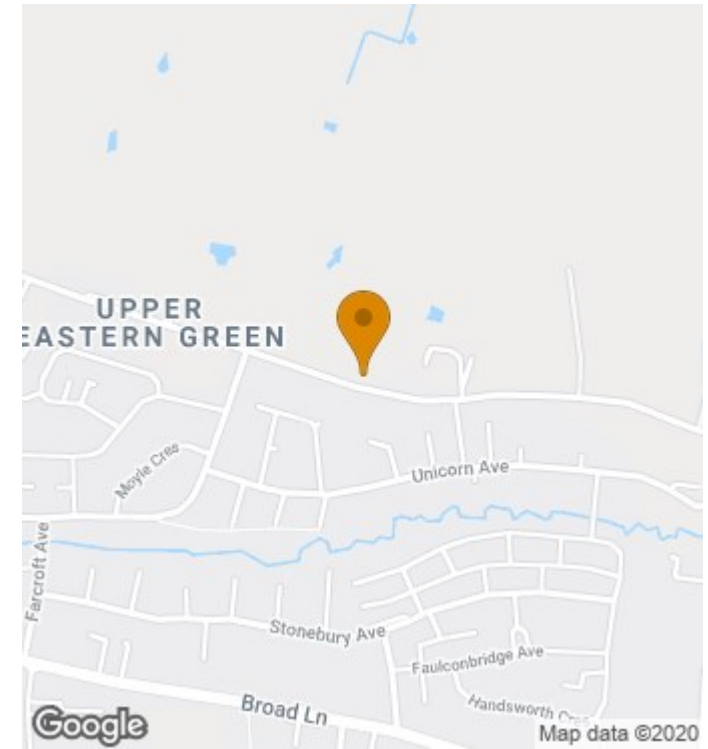
4.75m x 2.69m



# Floor Plan



# Location Map



Total area: 1207.10 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 Home.

**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 Home 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

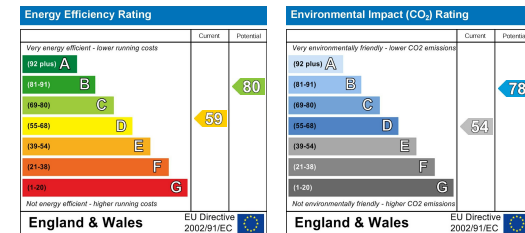
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 Home'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 Home 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.

# EPC



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02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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