



173 BEECHWOOD AVENUE

EARLSDON, CV5 6FR

- 3 Bedroom Semi Detached Property
- Much Loved Family Home • Chain Free Sale



THE PROPERTY

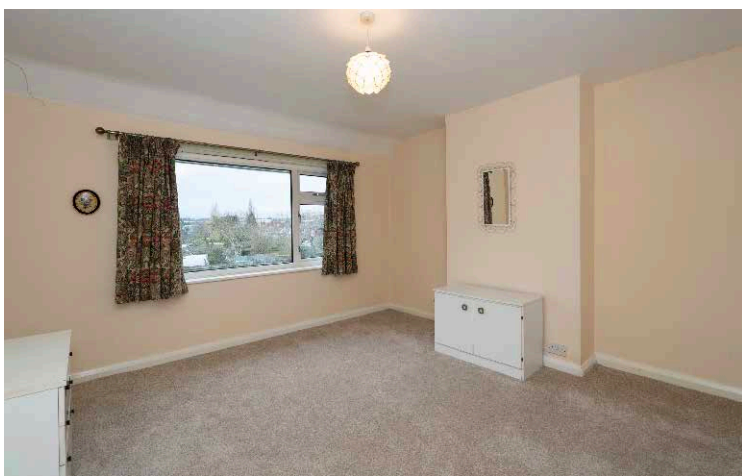
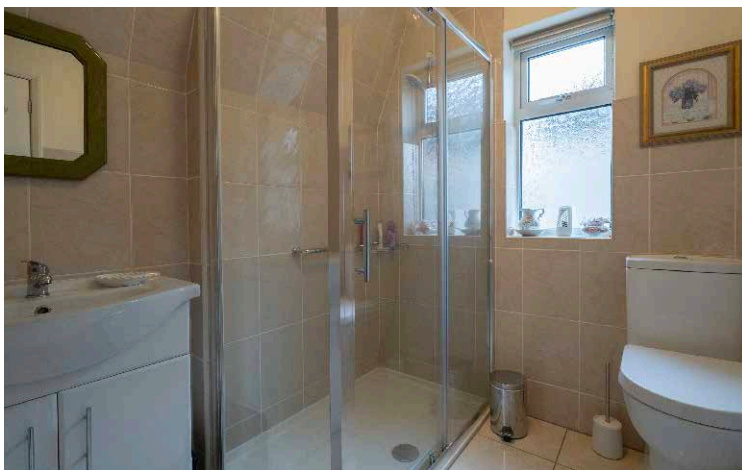
A traditional family home occupying an excellent position in this very well regarded residential location. Backing on to allotments this exciting property offers so much potential and would be ideal for anyone looking for a family home to which they can adapt and shape to their own requirements.

The accommodation briefly offers Porch, Entrance Hall, Cloakroom with WC, Lounge, Living Room, Breakfast Kitchen. To the first floor there are three double bedrooms and a Shower Room. Externally there is direct vehicular access to a driveway providing ample off street parking. There are mature gardens to front and rear and the rear aspect is particularly desirable as it faces west and backs on to the allotments offering attractive views.

Offering terrific potential, there is scope to extend and improve this property (subject to planning consents) to provide additional space and add value at the same time.

We expect there to be high demand for this fantastic family home so please call Elizabeth Davenport Coventry office and one of our friendly team will be happy to make all of the viewing arrangements.





THE LOCATION

Earlsdon is now widely considered to be the most desirable residential district in Coventry and in recent years the main shopping street has become a bustle of business and leisure activity. There are numerous restaurants, bistros and wine bars as well as a wide selection of independent retail outlets along the main street. Fine local amenities include Earlsdon Library, The Criterion Theatre, Hearsall Golf Club and Beechwood Lawn Tennis Club.

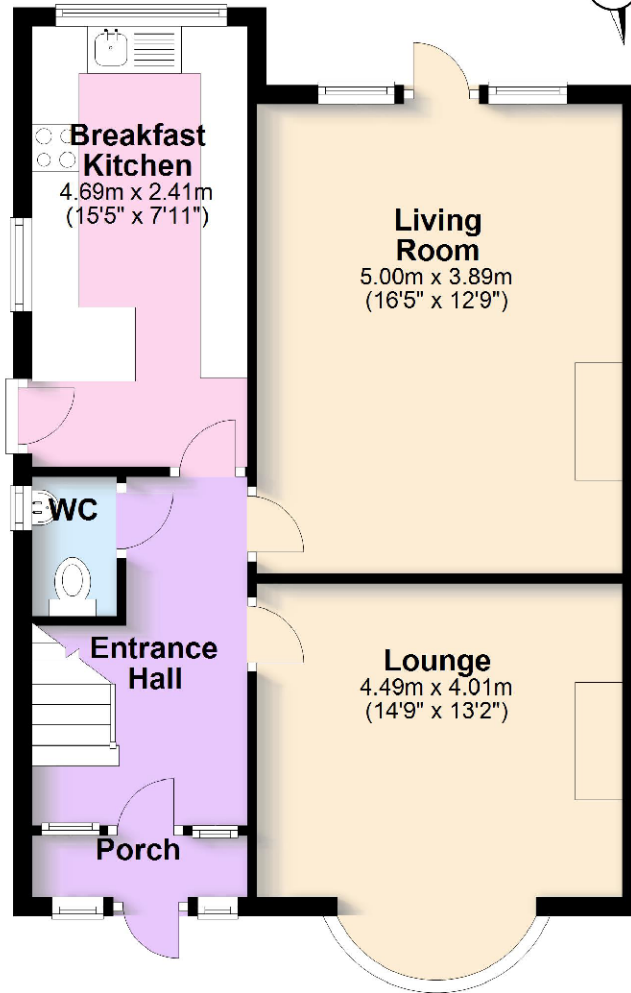
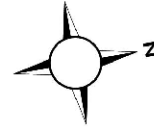
For commuters this particular location is considerably useful for those requiring access to the Midlands Motorway network with the A45 only a short drive away. Canley Railway Station is also only a short walk with three trains per hour travelling to Birmingham and London Euston as well as the main Coventry Station.

Earlsdon has its own excellent primary school and the area comes within the catchment for Finham Park Secondary School. Also located on the edge of Earlsdon is the highly regarded King Henry VIII Grammar school.

THE FLOORPLAN

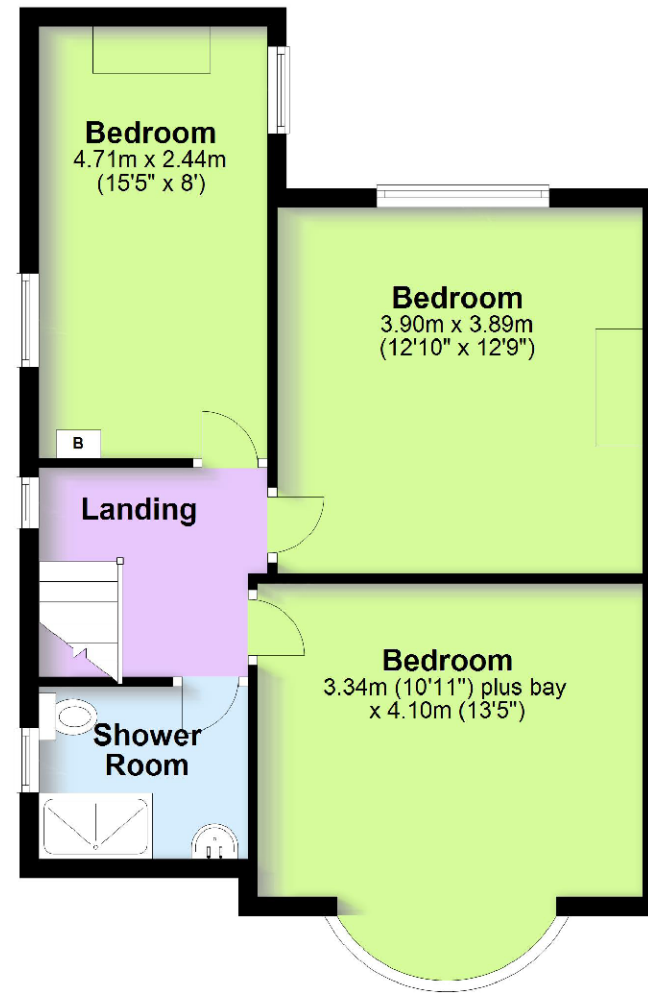
Ground Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



First Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



Total area: approx. 108.1 sq. metres (1163.8 sq. feet)



01926 298298
elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents
99 Warwick Road, CV8 1HP

