



## 17 STANLEY ROAD

COVENTRY, CV5 6FG

- CHAIN FREE SALE
- HEART OF EARLSDON
- CLOSE TO HIGH STREET, SHOPS & RESTAURANTS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING D
- COUNCIL TAX BAND B
- OFFERS INVITED

## THE PROPERTY

We are delighted to present this three bedroom property, right in the heart of Earlsden - perfect for first time buyers and small families benefitting from double glazing and gas central heating. It offers a spacious but maintainable size, with the ground floor accommodating the dining room with bay windows, living room, kitchen and family bathroom.

From the stairs up to the first floor the landing contains three lovely sized bedrooms, with the master bedroom having a built-in cupboard perfect for storage or to dual as a wardrobe, with the other rooms offering potential as bedrooms or office/ study space.

The front of the house offers a maintainable frontage with brick paving, with plenty on street parking at your disposal. Access to the back garden is found through a side door in the kitchen, leading you to the rear of the property with an expansive garden, fit for any purpose laid to lawn with a purposeful slab path leading to a patio area to round off the property.





## THE LOCATION

Fine local amenities include Earlsdon Library, The Criterion Theatre, Hearsall Golf Club and Beechwood Lawn Tennis Club. 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. For executives and those working in London, Coventry Railway Station is less than 1.5 miles away and Canley Station is just a short walk. Both offer travel to London Euston in less than 60 minutes.

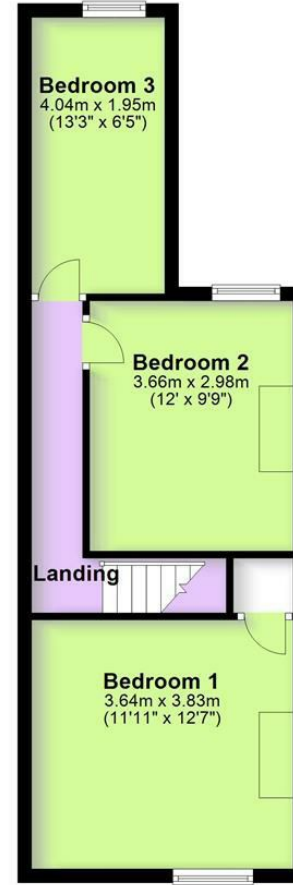
Stanley Road is within walking distance of all the local amenities and is a wide Cul De Sac with walkways to neighbouring

# THE FLOORPLAN

**Ground Floor**  
Approx. 40.0 sq. metres (430.9 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 79.9 sq. metres (859.8 sq. feet)