



9 MYRTLE GROVE

EARLSDON, CV5 6EZ

- Delightful 4 Bedroom Terraced Property
- Cul De Sac Location
- Turn Key Property



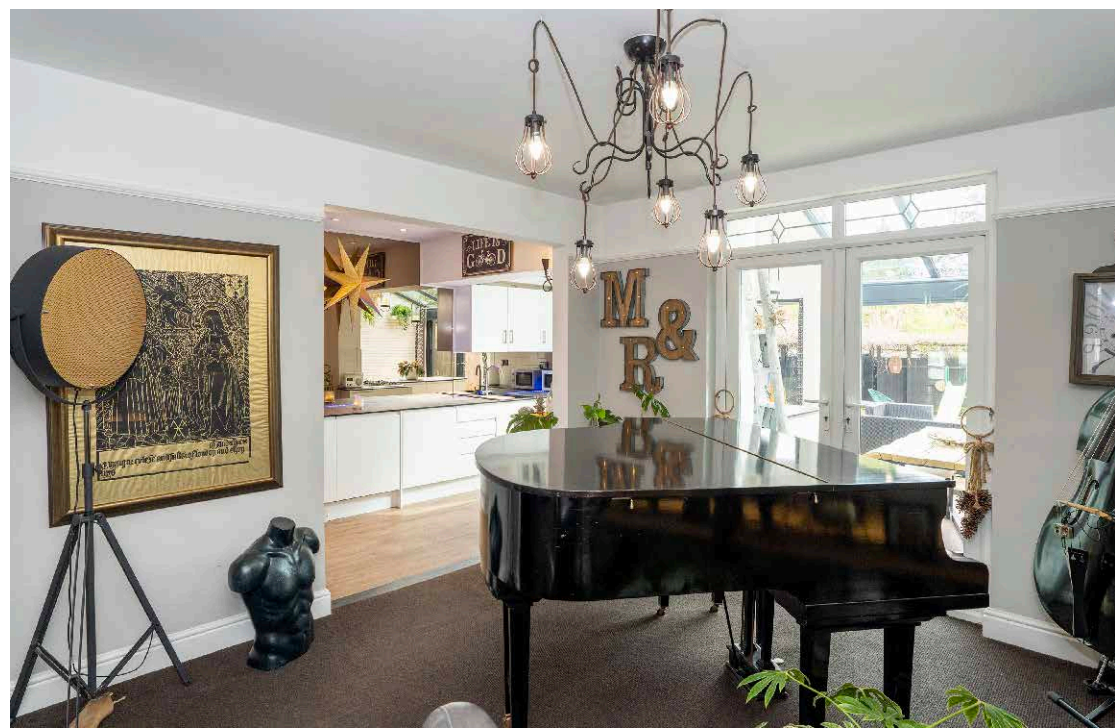
THE PROPERTY

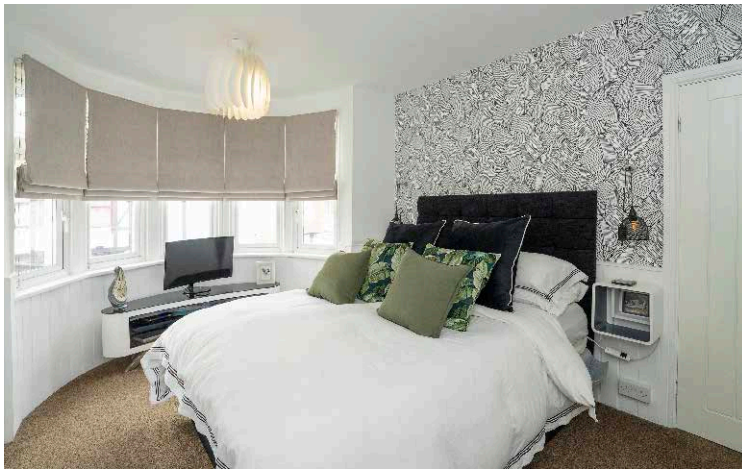
A beautifully presented double bayed characterful located in the heart of Earlsdon within very easy walking distance all the excellent local shops and amenities. This home has been lovingly refurbished and improved by the present owners balancing charming period features with contemporary design.

The flexible accommodation briefly offers Entrance Hall, spacious through Lounge Dining Room with semi-circular bay window, the property enjoys the benefit of a full width extension with a L-shaped Dining Kitchen with bifold doors to the garden. There is also a useful downstairs cloakroom. To the first floor there are three bedrooms and a Family Bathroom, stairs lead up to the second floor where there is a further bedroom with built in storage cupboard.

Externally there is direct vehicular access to a double width driveway providing ample off street parking for 2 cars, to the rear there is the most attractively landscaped garden which provides an ideal setting to relax and entertain in the warmer summer months.

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



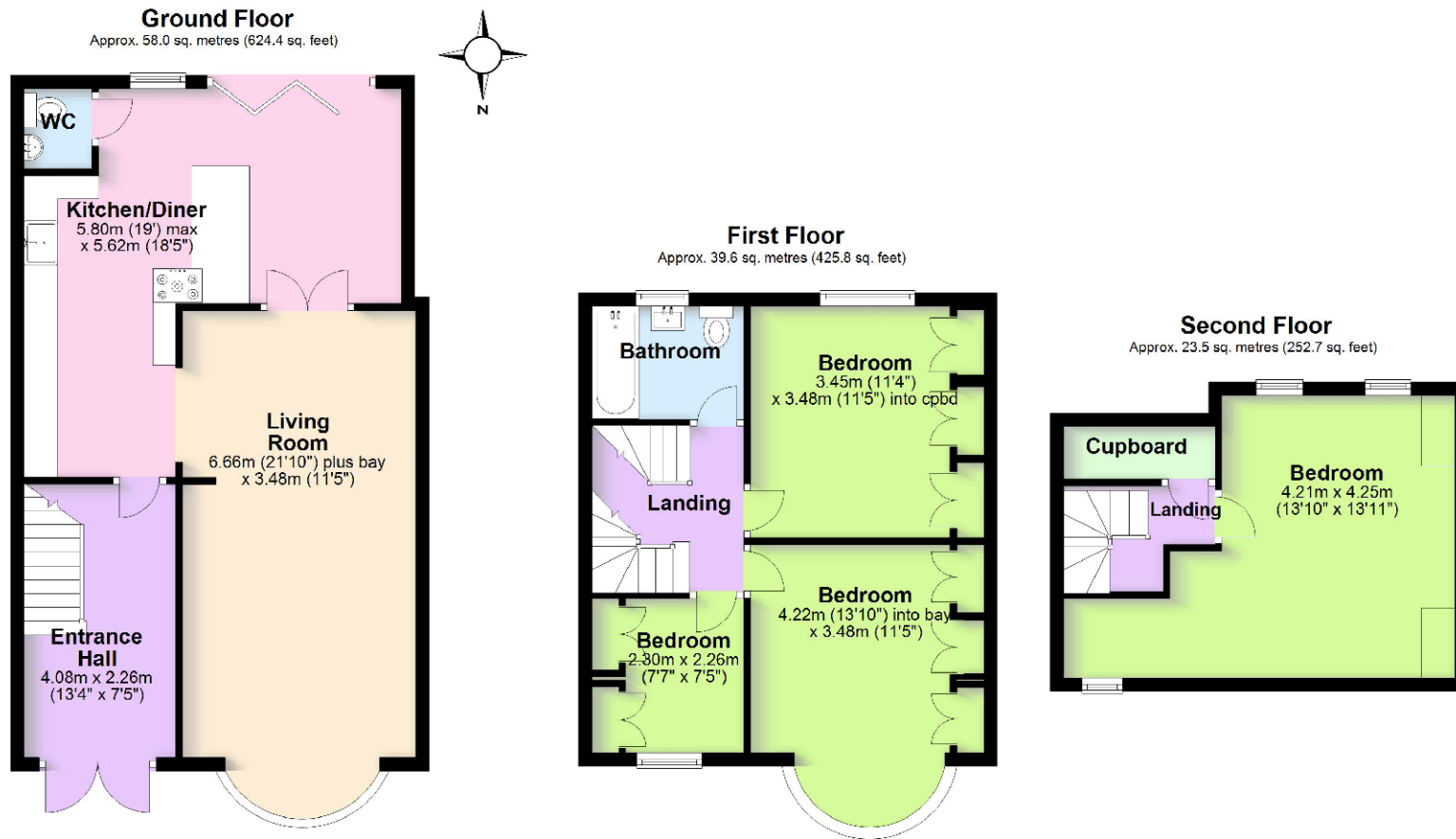


THE LOCATION

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. Coventry Railway Station with its London to Euston line taking just 55 minutes is situated just over 1.8 miles away.

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



Total area: approx. 121.1 sq. metres (1303.0 sq. feet)



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