





Property Description

This traditional style mid terrace family home situated in the popular residential area of Earlsdon, being close to all local amenities that you require and bus routes. The accommodation briefly comprises: ground floor w/c, lounge, dining room, fitted kitchen and a conservatory. To the first floor there are three bedrooms and a fitted bathroom. Outside there are gardens to the front and rear of the property.

Approach

Front door.

Entrance Hall

Radiator, tiled flooring.

Guest W/C

Comprising toilet.

Lounge

14' 11" max x 10' 7" (4.55m max x 3.23m)
Double glazed window to the front elevation, radiator, feature fireplace surround with gas fire and laminate flooring.

Dining Room

13' 4" x 12' 11" (4.06m x 3.94m)
Double glazed window to the front elevation, radiator, feature fireplace surround with gas fire and tiled flooring. Door to stairs rising to first floor.

Fitted Kitchen

16' 9" x 8' 7" (5.11m x 2.62m)
Wall and base mounted units incorporating an inset double drainer sink unit with work surfaces and tiled splashbacks over. Free standing gas double oven with extractor, integral fridge/freezer, plumbing for automatic washing machine, radiator, tiled flooring, two double glazed windows to the side elevation and door to side elevation.

Conservatory

11' 9" x 9' (3.58m x 2.74m)
Double glazed windows to three elevations, ceiling fan and radiator.

First Floor Landing

Doors to:

Bedroom One

15' 2" x 13' 1" (4.62m x 3.99m)
Two double glazed windows to the front elevation, free standing wardrobe and radiator.

Bedroom Two

12' 11" x 11' 11" max (3.94m x 3.63m max)
Double glazed window to the rear elevation and radiator.

Bedroom Three

10' 5" x 9' 10" (3.17m x 3.00m)
Double glazed window to the side elevation and radiator.

Fitted Bathroom

Tiled, comprising bath, large separate shower cubicle, wash hand basin set into vanity unit, toilet and two double glazed windows to the rear elevation.

Outside

Front Garden

Pebbled foregarden with access to front door.

Rear Garden

The garden is in three sections: first section with front patio and wall gardens; second section patio with pergola leading to bridge and pergola over sunken garden (formerly pond); third section with raised garden given over to wild plants, apple tree and shrubs.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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