



**Coopers**

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Canley Road, Earlsdon, Coventry CV5 6AP

Guide Price £660,000



## Canley Road

Earlsdon, Coventry

Double fronted detached house set in beautiful good sized gardens and well set back from the road. High specification throughout and large rear extension ideal for use as a granny/teenager suite. Onsite parking. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Double fronted detached family home
- Large rear extension suitable for granny/teenager suite
- Two reception rooms and breakfast kitchen
- Ground floor bedroom/study
- Three further good sized bedrooms and luxury shower room
- Beautiful gardens and plenty of parking



**OPEN PLAN ENTRANCE HALL**

**DINING ROOM**

**THROUGH LIVING ROOM**

with double glazed side windows and patio doors overlooking the gardens.

**KITCHEN**

with a range of white fronted units.

**SIDE UTILITY AREA**

accessed via a large lobby area and having a range of white fronted units.

**GROUND FLOOR BEDROOM / STUDY**

with modern cloakroom off and additional potential for a granny suite.

**REAR ANNEXE EXTENSION**

Currently split into three sections and to a good standard.

**FIRST FLOOR**

with landing.

**MASTER BEDROOM**

a through room with double glazed windows each end.

**BEDROOM 2 (front)**

a double room.

**BEDROOM 3 (rear)**

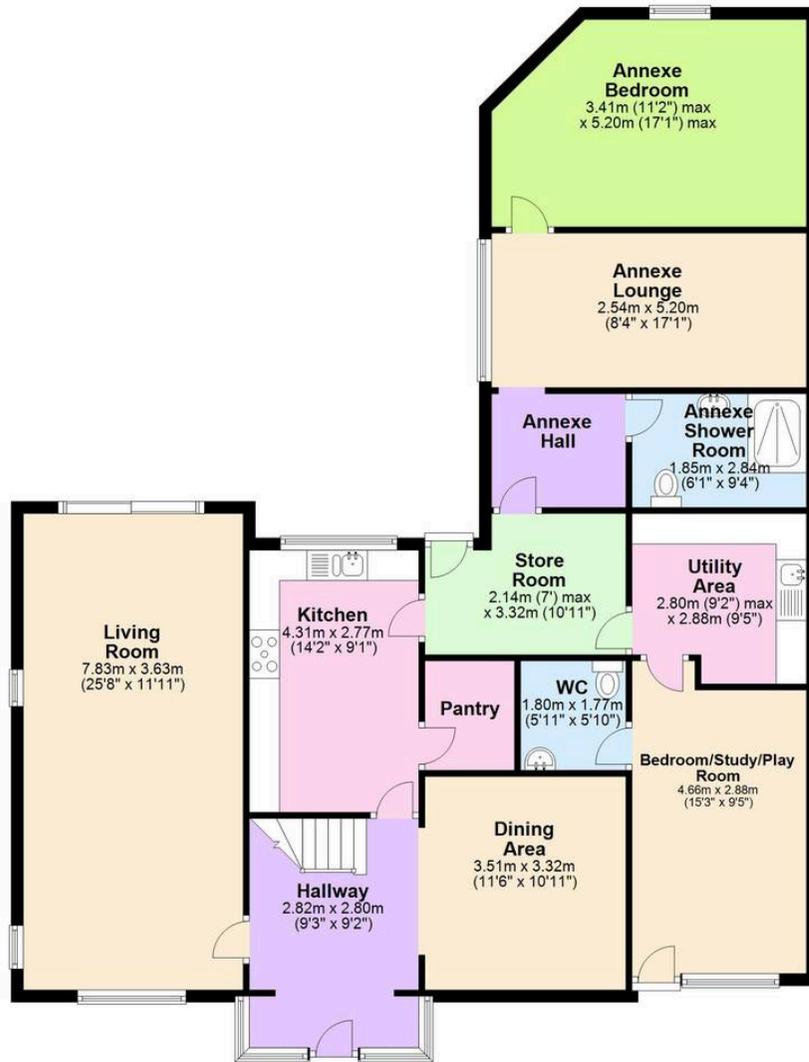
**LUXURY SHOWER ROOM**

with walk in shower with wide basin and furniture. WC.



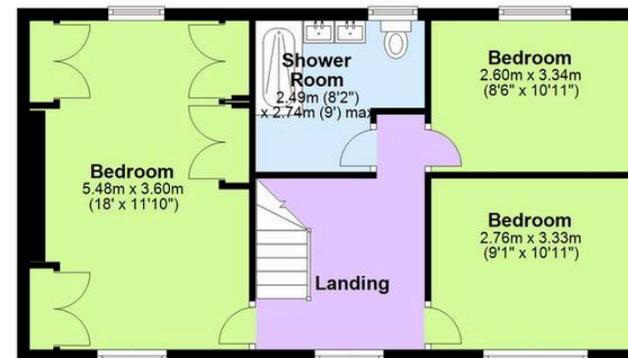
### Ground Floor

Approx. 141.7 sq. metres (1524.8 sq. feet)



### First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 195.6 sq. metres (2105.6 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

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