



Pointons

**19 Spencer Avenue, Coventry
CV5 6NQ
Guide Price £525,000**

SUPURB INVESTMENT OPPORTUNITY Pointons are pleased to bring to market this large four/five bedroom family home situated in one of Coventry's most desirable areas. Positioned on Spencer Avenue and only a short walk away from Earlsdon High Street and War Memorial park, the property offers great access to local amenities and provides excellent collaboration of both modern and traditional style.

The ground floor apartment accommodation comprises of; an entrance hallway with original features and stairs leading to the first floor, a spacious ground floor bedroom with bay window, a rear reception room offers an open plan bathroom/study room with patio doors leading to the rear garden.

You will also find the full fitted kitchen with a box bay window to the side and open plan to the lounge/diner with French doors leading tot he garden.

The first floor apartment accommodation comprises of; a spacious lounge with bay window to the front, as fitted kitchen to the rear, two double bedrooms and two three piece suit bathrooms.

To the front: a courtyard area, with mature shrubs
To the rear: An enclosed mature garden with access to the coach house/garage

Further benefits include gas central heating, double glazing throughout.



Porch

3'2" x 4'0" (0.96m x 1.21m)

French style doors leading to:

Hall

25'4" x 6'9" (7.71m x 2.05m)

Stairs to the first floor, door to:

Bedroom with En-suite

12'5" x 12'2" (3.79m x 3.70m)

Windows to rear, fitted open bathroom suite comprising of a shower cubical, pedestal wash basing and close coupled w/c, fireplace, door to:

Bedroom

14'10" x 14'11" (4.51m x 4.54m)

Bay window to front, fireplace

Kitchen

11'2" x 12'0" (3.40m x 3.66m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, built-in dishwasher, plumbing for washing machine, built-in eye level electric oven, built-in four ring gas hob with extractor hood over, electric eye level, built-in microwave, box window to side, double radiator, open plan to:

Lounge

13'1" x 12'0" (4.00m x 3.66m)

Window to side, French doors to rear, double radiator, door to side.

Landing

35'10" x 6'6" (10.93m x 1.98m)

Radiator, double radiator.

Bedroom

12'5" x 12'5" (3.79m x 3.78m)

Window to rear, radiator,

Bathroom

6'8" x 5'3" (2.04m x 1.59m)

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle and close coupled WC, tiled surround, window to side, radiator, door to:

Lounge

14'4" x 12'5" (4.37m x 3.78m)

Bay window to front, fireplace, double radiator,

Bathroom

6'10" x 6'6" (2.09m x 1.98m)

Three piece suite with jacuzzi bath with shower over, mixer tap and shower curtain and rail, pedestal wash hand basin, and close coupled WC, window to front, double radiator

Kitchen Area

10'1" x 8'5" (3.08m x 2.57m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, freezer and cooker, window to side

Bedroom

10'4" x 12'0" (3.15m x 3.66m)

Window to rear, radiator, fitted wardrobes

Coach house

16'9" x 14'2" (5.11m x 4.31m)

Rear access with a Up and over garage door, stairs to first floor, door to garden.

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 191.5 sq. metres (2061.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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