



**Connells**

Earlsdon Avenue North  
Coventry



## Property Description

This traditional style double bayed mid terraced home is situated in the highly desirable location of Earlsdon, located within walking distance to Earlsdon High Street, Coventry City Centre and Hearsall Common. The accommodation briefly comprises: ground floor entrance hall, sitting room, lounge, dining room, fitted kitchen, rear lobby and w/c. To the first floor there are two bedrooms and a fitted shower room. Outside there is a foregarden to the front and rear garden.

## Approach

Front door.

## Entrance Hall

Stairs to first floor.

## Sitting Room

10' 7" into bay x 10' 6" max ( 3.23m into bay x 3.20m max )

Double glazed bay window to the front elevation and gas fire.

## Lounge

11' 3" x 11' 1" max ( 3.43m x 3.38m max )

Double glazed window to the rear elevation, storage heater and door to dining room.

## Dining Room

12' 7" max x 9' ( 3.84m max x 2.74m )

Double glazed window to the side elevation, gas fire and door to;

## Fitted Kitchen

9' 1" x 8' 8" ( 2.77m x 2.64m )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Integrated oven and gas hob, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door to rear lobby.

## Rear Lobby

Door to w/c and further door to rear garden.

## Ground Floor W/C

Comprising toilet and double glazed window to the rear elevation.

## First Floor Landing

Doors to:

## Bedroom One

10' 6" into bay x 13' 9" max ( 3.20m into bay x 4.19m max )

Double glazed bay window to the front elevation.

## Bedroom Two

11' 5" x 8' 4" max ( 3.48m x 2.54m max )

Double glazed window to the rear elevation.

## Fitted Shower Room

Comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the side elevation.

## Outside

## Front Of Property

Foregarden with access to front door.

## Rear Garden

Paved.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: E      Council Tax  
Band: B

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Property Ref: COV322902 - 0010