



CARTWRIGHT

HOLT

& SONS



Property Mail

15, Warwick Row, Coventry CV1 1EX

Residential: (0203) 56301

Commercial: (0203) 27324

A MOST DECEPTIVELY SPACIOUS AND EXTREMELY ATTRACTIVE BUNGALOW WITH BEAUTIFUL GARDENS, BACKING ONTO A STREAM AND SPINNEY

55 AINSBURY ROAD  
CANLEY GARDENS  
COVENTRY  
PURCHASE PRICE £35,500

- \* MOST DECEPTIVE AND EXTREMELY SPACIOUS ACCOMMODATION
- \* MAGNIFICENT LOUNGE
- \* KITCHEN/BREAKFAST ROOM BEAUTIFULLY FITTED
- \* FULLY FITTED SHOWER WITH MATCHING BURGUNDY SUITE
- \* BEAUTIFULLY LANDSCAPED TERRACED GARDENS BACKING ONTO STREAM AND SPINNEY
- \* THREE DOUBLE BEDROOMS
- \* SUN LOUNGE
- \* UTILITY ROOM
- \* GARAGE
- \* GAS FIRED CENTRAL HEATING

#### VIEWING

By prior telephone appointment with Mr. & Mrs. Shephard on Coventry 73587.

#### DIRECTIONS

From the City take Hearsall Lane, proceed over the Hearsall Common following the sign posts for Canley, as you enter Sir Henry Parks Road, bear left into Canley Road, continuing to Bott Road on the left, turn left then left again into Ainsbury Road. The property will then be found a few yards along on the right hand side.

#### DESCRIPTION

This is a most attractive and deceptively spacious three bedroom semi-detached bungalow which has been improved and extended in recent years

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HINCKLEY  
14, Rugby Road,  
Hinckley LE10 0QD  
(0455) 615908

KENILWORTH  
24, Warwick Road,  
Kenilworth CV8 1HE  
(0926) 57646

LEAMINGTON SPA  
89, Regent Street,  
Leamington Spa CV32 4NT  
(0926) 311431

NUNEATON  
25/27 Dugdale Street,  
Nuneaton CV11 5QT  
(0203) 329921

RUGBY  
29, Regent Street,  
Rugby CV21 2PQ  
(0788) 73615/8

to offer accommodation of above average proportion. Features of the property are most delightful terraced and landscaped rear gardens, which fall down to a stream, there is a small foot bridge into the spinney which gives access to Earlsdon Shopping Centre (15 minutes walk). Canley Gardens is one of the most prestigious areas being a quiet backwater, but occupying a location which is close to all local amenities. The accommodation is in beautiful decorative order throughout, and is extremely adaptable having a beautiful and fully fitted shower room on the ground floor, thus making the property ideal for the elderly or for a family who require accommodation offering a facility to provide a bedroom and other facilities on the ground floor. In more detail the accommodation comprises:

FULLY ENCLOSED VESTIBULE ENTRANCE

having glazed panel door with matching side screen, outside courtesy light, brick feature elevation, patterned glazed front door and matching side screen leading to

ENTRANCE HALL

having central heating radiator with shelf over, mirror tiling to one wall, telephone point (subject to British Telecom regulations), airing cupboard having fitted shelving and programme control for central heating.

FULLY ENCLOSED SHOWER ROOM

having low level w.c. suite, Bidet, vanity wash basin with cupboard under, fully enclosed shower cubicle with glazed sliding doors and tray all in matching burgundy, very attractive matching ceramic wall tiles, wall mounted heater, towel rail, louvred window.

BEDROOM 1 - (OR DINING ROOM) 12' x 14'

having central heating radiator, t.v. aerial point, very attractive bow window with bullioned glass.

KITCHEN/BREAKFAST ROOM 11'10" x 10'11" min

having double drainer stainless steel sink unit with drawers and cupboards under, mixer tap, fitted units with work surfaces, wall mounted cupboards, extractor fan, good sized walk-in broom cupboard, louvred doors, further cupboard with louvred doors, fitted china cupboard with glazed sliding doors and shelving, cupboards under and over, recess for refrigerator, Ideal E type gas fired boiler, gas and electric point (Rema extractor canopy over cooking recess), very attractive terrazzo tiled floor, fluorescent strip light, coving to ceiling, glazed panel door to

UTILITY ROOM 12' x 7'6"

having central heating radiator, plumbing for an automatic washing machine, fitted cupboards with sliding doors, walk-in store being above average size, delightful views over rear garden.

MAGNIFICENT LOUNGE - 22' x 12'5"

having two double central heating radiators, t.v. aerial point, two wall light points, fitted bow window, folding doors to cedarwood sun lounge with picture windows overlooking rear gardens. Door to verandah

FROM THE LOUNGE OPEN TREAD STAIRCASE TO

ON THE FIRST FLOOR

LANDING

having wall light point

BEDROOM 2 - 14'3" x 14'

having central heating radiator

BEDROOM 3 - 14'3" x 14'8"

having access to generous storage in eaves, central heating radiator.

### OUTSIDE

VERY ATTRACTIVE LAWNED FRONT GARDEN  
with cotswold stone walling, wrought iron gates, tarmac driveway to  
GARAGE - 15'10" x 8'9"  
with double folding doors, side door to garage and power point  
SIDE PEDESTRIAN ACCESS  
OUTSIDE W.C.  
OUTSIDE COLD WATER TAP  
CRAZY PAVED PATIO  
with ornamental walling  
FULL LENGTH CEDARWOOD VERANDAH  
BEAUTIFUL TERRACED GARDENS  
with crazy paving, lawns, flower borders, kitchen garden area, full  
length greenhouse  
BRIDGE  
over stream and gate to private spinney which gives access to  
Rochester Road and easy walking to Earlsdon

### GENERAL INFORMATION

#### TENURE

the property is freehold

#### FIXTURES AND FITTINGS

specifically excluded unless mentioned in these particulars

#### SERVICES

all mains services are connected

#### AGE

the property is approximately 23 years old

#### RATING FIGURES

Rateable value £305.00

Half Yearly rates payable £240.19

Yearly water rates payable £91.87

