



SHORTLAND HORNE

Trusted Property Experts



Earlsdon Avenue North  
CV5 6FZ

# Earlsdon Avenue North

## CV5 6FZ

Nestled in the highly sought-after area of Earlsdon, Coventry, this beautifully refurbished Victorian terraced home effortlessly combines timeless character with contemporary living with no chain. Originally built in 1930, the property offers three generous double bedrooms and two stylish bathrooms, making it perfectly suited to families and professionals alike.

Upon entering, you are welcomed into a bright lounge, which leads through to a separate dining area. Beyond this is a modern kitchen, fitted with a range of wall and base units offering plenty of storage and worktop space. The layout works well for both everyday living and entertaining, with the kitchen and dining areas connected, and stairs leading to the first floor.

The ground floor further benefits from a modern family bathroom, complete with a bath and shower over, low flush W/C, and wash hand basin, offering practicality and convenience.

To the first floor are two spacious double bedrooms, each providing a calm and comfortable retreat. The second floor hosts a further well-proportioned double bedroom alongside a contemporary shower room, creating an ideal private suite for guests or growing families.

Externally, you will find a neatly presented and low maintenance rear garden predominantly laid to patio, providing ample room for seating and entertaining.

Ideally positioned within walking distance of Earlsdon High Street, Coventry City Centre, and Hearsall Common, the property enjoys easy access to a wide range of amenities, green spaces, and transport links.

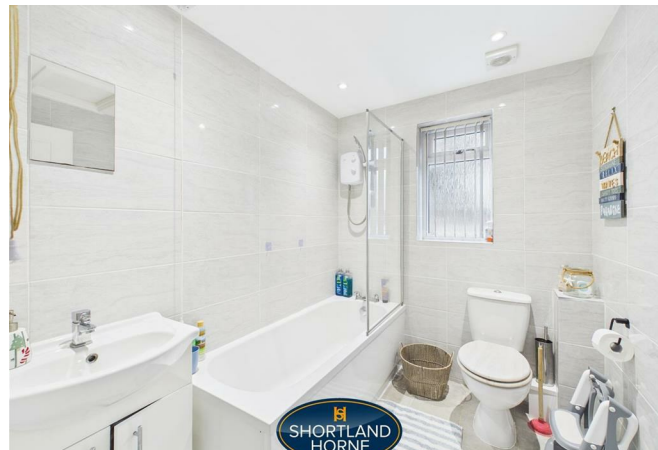
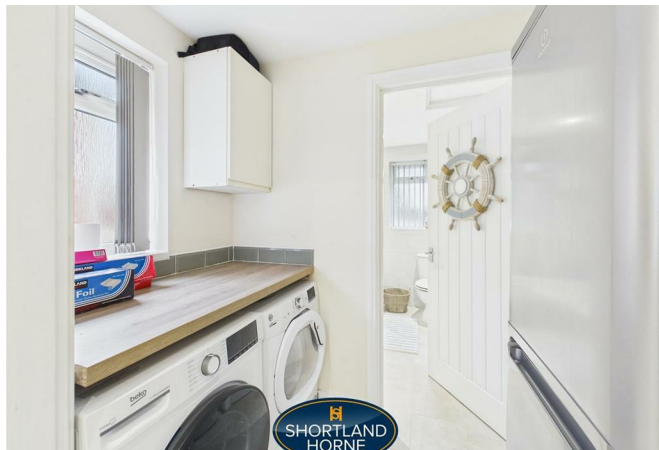
Early viewing is highly recommended to fully appreciate the quality, space, and charm this exceptional home has to offer.

**selling quality**  
property since 1995









## Dimensions

### Ground Floor

#### Living Room

3.72 x 3.41

#### Dining Room

4.96 x 3.41

#### Kitchen

3.78 x 2.09

#### Bathroom

### First Floor

#### Bedroom 1

3.72 x 3.41

#### Bedroom 2

3.28 x 3.41

### Second Floor

#### Bedroom 3

4.07 x 3.41

#### Bathroom

1.71 x 3.41

# Floor Plan



Total area: approx. 98.2 sq. metres (1057.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Total area: 1057.00 sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Home.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

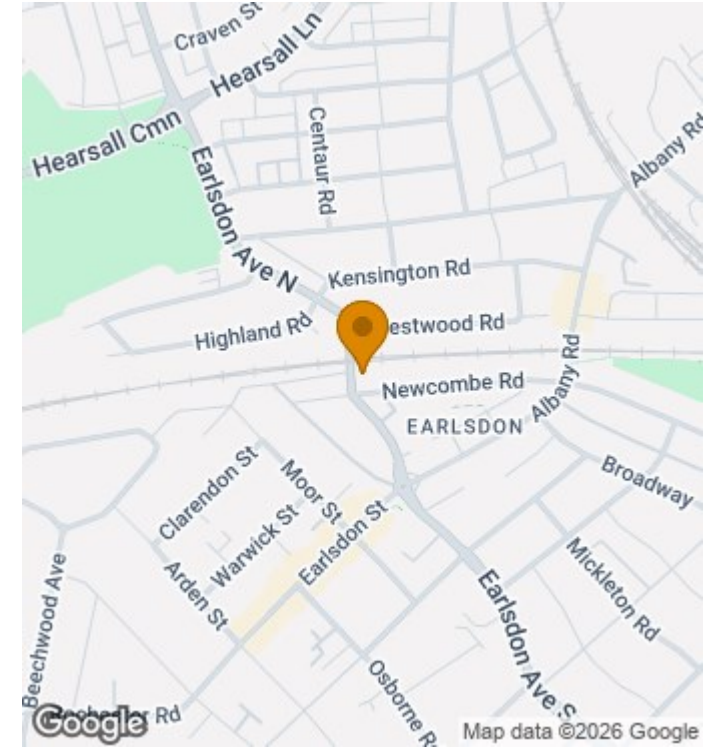
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

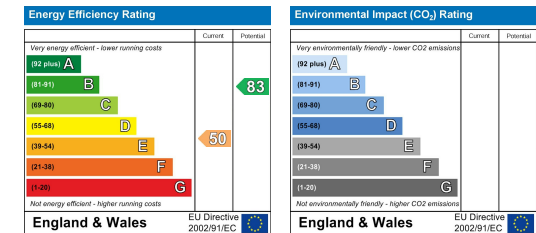
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



## EPC



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