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Berkeley Road North
Earlsdon CV5 6NY

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Arranged over three well-planned floors, this deceptively spacious four-bedroom terraced home offers flexible accommodation that is perfectly suited to growing families, professional couples or those looking for additional space to work from home.

The ground floor welcomes you with a central entrance hallway leading to a bright and inviting bay-fronted living room, providing an excellent space to relax and unwind. To the rear of the property is a separate dining room, ideal for family meals or entertaining guests, which flows through to a well-proportioned fitted kitchen offering ample worktop and storage space.

The first floor provides three bedrooms, including a generous principal bedroom, alongside a modern family bathroom serving this level. The additional bedrooms offer versatility for children, guests or a home office.

Occupying the entire second floor is an impressive loft conversion, creating a spacious fourth bedroom complete with its own en-suite bathroom. This fantastic top-floor suite offers a private retreat and would make an ideal principal bedroom or guest accommodation.

Situated on the highly regarded Berkeley Road North in the heart of Earlsdon, this property enjoys one of Coventry's most sought-after residential locations. Earlsdon is renowned for its vibrant community atmosphere, tree-lined streets and an excellent range of independent shops, cafés, restaurants, traditional pubs and everyday amenities centred around the popular Earlsdon High Street, all within comfortable walking distance.

The area is particularly well suited to families, benefiting from access to a number of highly regarded schools, including Earlsdon Primary School, with further well-respected primary, secondary and independent schools nearby.

For commuters, the location is exceptionally convenient. Coventry Railway Station is approximately a 15-minute walk away, providing direct services to Birmingham, London Euston and beyond, while the nearby A45 offers excellent links to the A46, M6, M40 and M69, making travel across the Midlands straightforward. The University of Warwick, Coventry City Centre and Birmingham Airport are all within easy reach.

Leisure opportunities are plentiful, with the beautiful War Memorial Park and Spencer Park both close by, offering open green spaces, children's play areas, sports facilities and picturesque walking routes. Earlsdon is also home to a variety of fitness centres, tennis and golf clubs, making it an ideal location for those seeking an active lifestyle.

Combining excellent transport links, highly regarded schooling, an abundance of local

selling quality
property since 1995

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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room
4.45m x 2.84m

Kitchen
4.32m x 2.82m

Dining Room
3.63m x 3.61m

Potential W/C

FIRST FLOOR

Bedroom One
3.66m x 4.22m

Bedroom Two
3.61m x 2.62m

Bathroom
2.79m x 1.78m

Bedroom Three
2.36m x 2.82m

SECOND FLOOR

Bedroom Four
3.89m x 4.29m

En-Suite
2.26m x 1.12m

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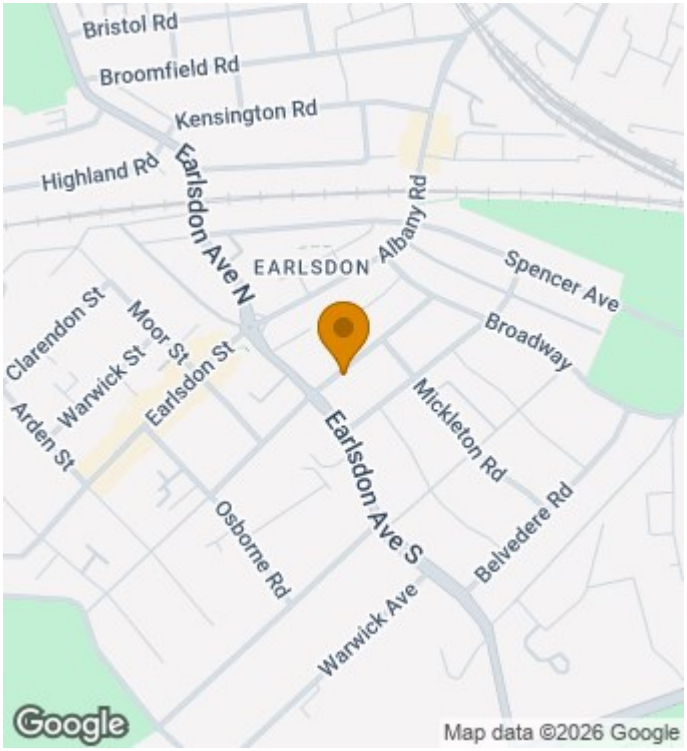
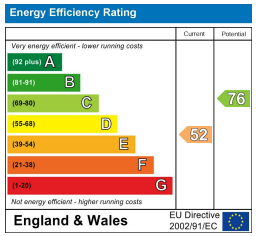
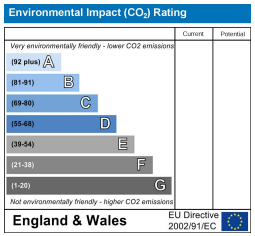
Floor Plan

Location Map



EPC





Total area: 1179.00 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 Horne.
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 Horne 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 ccordance 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 Horne 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.

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