



Ellis Brooke



9 Stanley Road

Earlsdon Coventry, CV5 6FG

Offers in excess of £350,000



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Summary

A bay fronted terrace home in the popular Earlsdon area of Coventry that has been tastefully refurbished throughout. The property combines period character with modern finishes and benefits from a fitted kitchen with integrated appliances, two reception rooms, three bedrooms and two bathrooms.

The current owners have updated the property throughout, creating a home that is ready to move straight into. The bay fronted living space, modern kitchen and two bathroom arrangement provide a practical layout for modern living, while retaining the character expected from a property of this age.

Outside, there is a private rear garden and the property is ideally positioned within walking distance of Earlsdon High Street, Coventry railway station and War Memorial Park.

Location

Earlsdon remains one of Coventry's most sought-after residential areas, combining a strong community feel with excellent access to everyday amenities and transport links. Stanley Road is ideally positioned just a short walk from Earlsdon's vibrant high street, home to a variety of independent cafés, restaurants, bars and shops.

The area is particularly popular with families thanks to its well-regarded schools, including access to the highly regarded Finham Park School catchment. Both War Memorial Park and Spencer Park are nearby, providing extensive green space, sports facilities and leisure opportunities.

Coventry railway station is a mile away, offering direct services to London Euston in around an hour and with its own theatre, library and active local community, Earlsdon continues to be one of the city's most desirable places to live.

Cupboard

Providing storage space. Electric consumer unit.

Lounge

10'8 x 11'7 (3.25m x 3.53m)

Enter via composite obscure glazed door. LVT click herringbone style flooring. uPVC bay window to the elevation. Column design radiator with thermostat control.

Kitchen/Dining Room

23'3 x 10'8 (7.09m x 3.25m)

Enter via solid wooden door with feature stain glass. A range of base and eye level units and roll top worksurfaces above. Built in one and a half sink with drainage board and mixer tap. Built in dishwasher. Built in washing machine. Built in fridge and freezer. Built in Induction hob, oven and extractor hood. Cupboard housing boiler. Bi fold doors to rear garden. LVT click flooring. Recessed spotlights. uPVC window to rear elevation. Column style radiator and further vertical radiator. Under floor heating.

Ground Floor Bathroom

5'9 x 9'2 (1.75m x 2.79m)

Four piece suite including shower cubicle with rain effect shower. Wash hand basin with mixer tap built into vanity unit. Stand alone bath with mixer tap. Low flush wc. Obscure uPVC window to the side elevation. Towel rail. Tiled splashbacks.

Tel: 01788 221242

Stairs and Landing

Loft access with pull down ladder. Column style radiator. Doors to further accommodation.

Bedroom One

12'3 x 11'7 (3.73m x 3.53m)

Enter via solid wooden door. uPVC double glazed window to the front elevation. Column style radiator. Door into storage cupboard.

Bedroom Two

9'4 x 11'8 (2.84m x 3.56m)

Enter via solid wooden door. uPVC window to the rear elevation. Column style radiator.

Bedroom Three

6'3 x 10'3 (1.91m x 3.12m)

Enter via solid wooden door. uPVC double glazed window to the rear elevation. Column style radiator.

Shower Room

3'2 x 5'6 (0.97m x 1.68m)

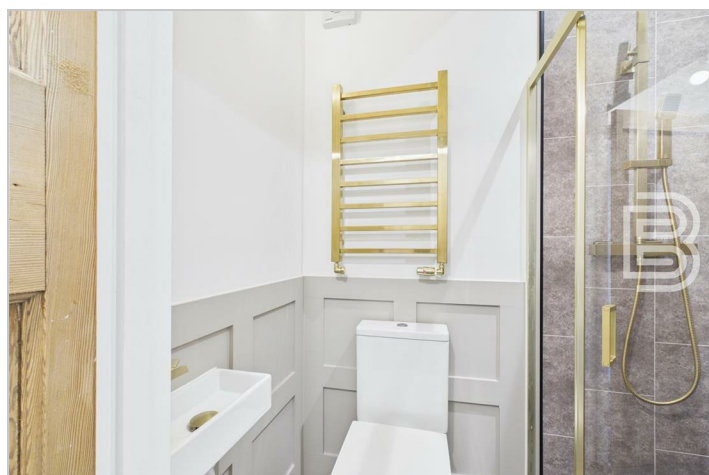
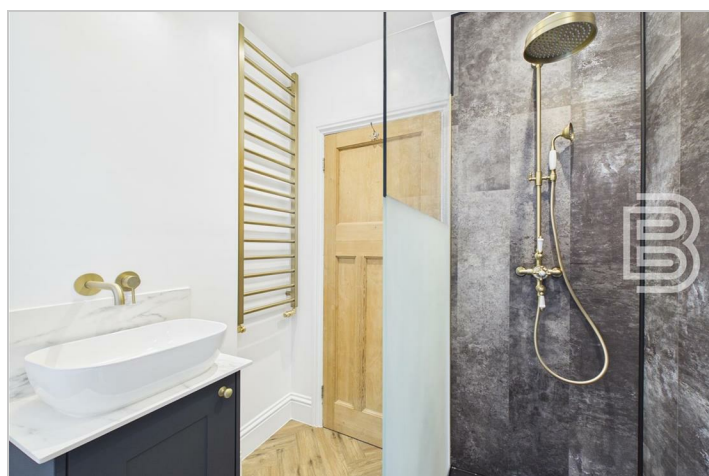
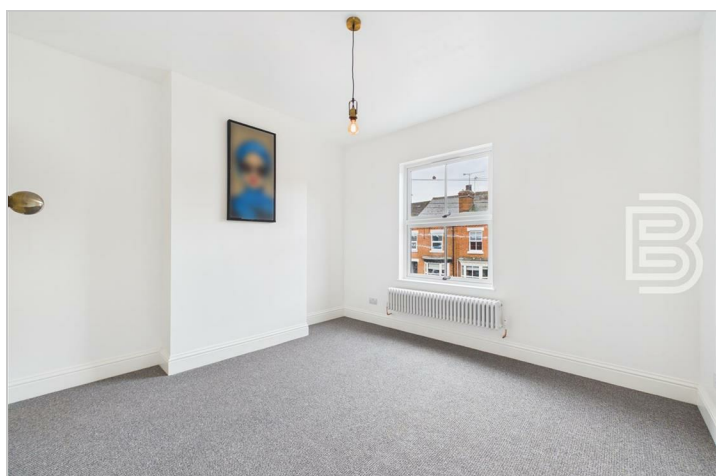
Enter via solid wooden door. Single shower cubicle with rain effect shower head. Low flush wc. Wash hand basin and mixer tap. Heated towel rail. Tiled walls in shower area and half panelled walls.

Rear Garden

Outside the bi fold doors there is a stoned area leading to the lawned area. There is a stoned pathway leading to a further rear stoned seating area. Fencing to the boundaries and side gate that leads to the front of the house. Outside sockets. Outside courtesy lighting and outside water tap.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



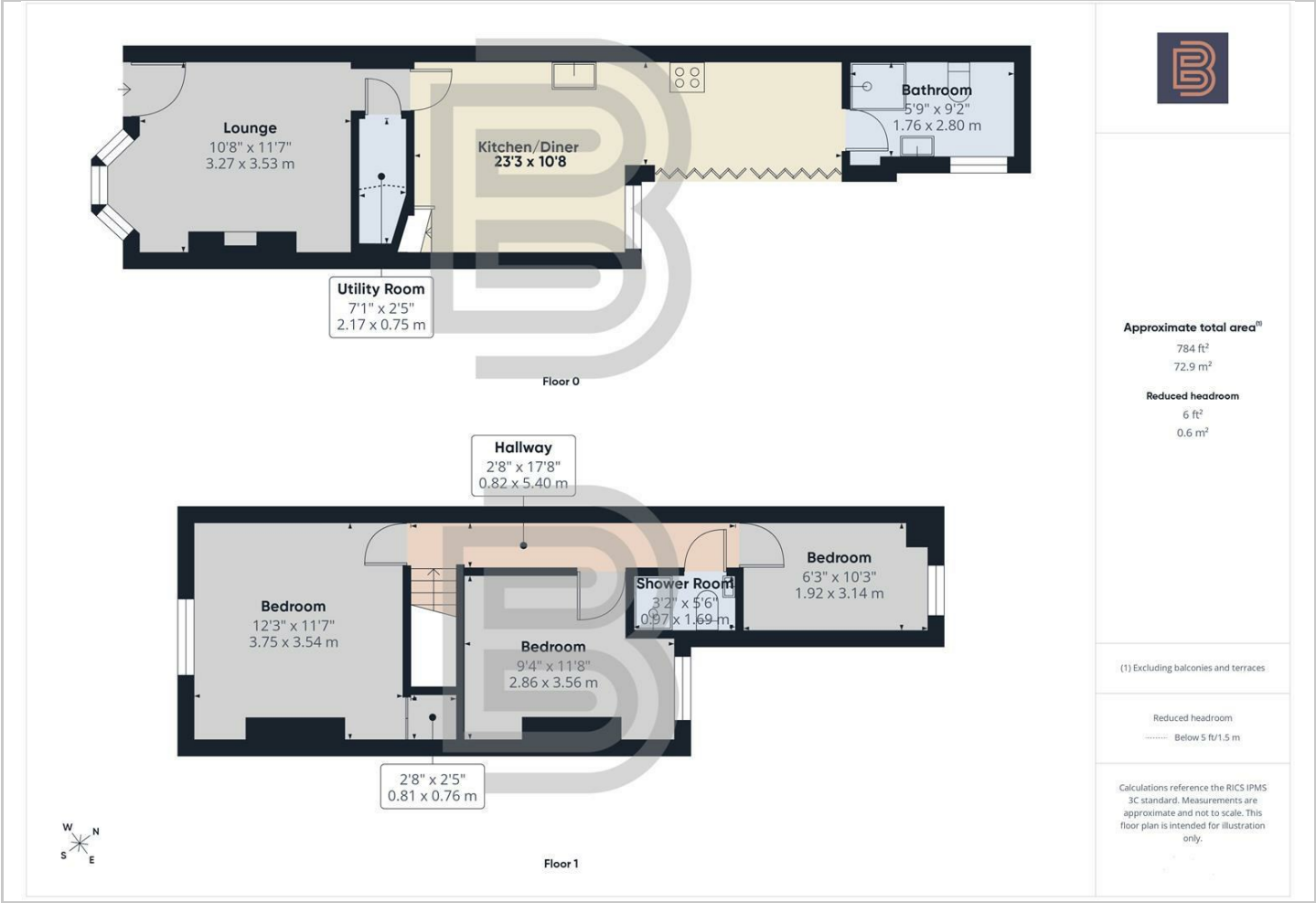
Hybrid Map



Terrain Map



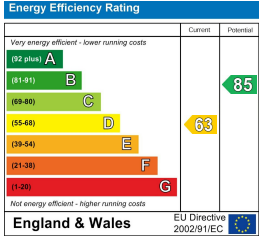
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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