



## Stanway Road

Coventry, CV5 6PH

- Two Bedroom Terraced House
- Modernisation Required
- Close to Earlsdon Centre
- Fitted Kitchen

Offers over £185,000





## THE PROPERTY

A 1930 two bedroom mid terraced house in one of Earlsdon's sought after terraced roads, off Belvedere Road, close to the Memorial Park, Earlsdon village centre, station and city centre. The property, in need of general modernisation and improvement offers; two good sized reception rooms, two double bedrooms, fully tiled bathroom with shower and white suite, kitchen, neutral carpeting, enclosed garden to rear, fore court garden to front. The property is double glazed and has electric night storage heating.

## APPROACH

Garden fronted forecourt entrance with panelled door into

## LIVING ROOM

With double glazed front bay, electric night storage heater, ceiling light and door to

## CENTRAL LOBBY

With stairs rising to the first floor, doorway to the

## REAR LIVING ROOM

With sealed fireplace with mantel and hearth, electric night storage heater, built-in useful under stairs storage cupboard with fitted shelving, modern trip consumer unit and storage space, double glazed rear window, pine panelled door to

## KITCHEN

With single drainer stainless steel sink unit with drawer and double cupboards under, fitted work surface with space and plumbing for automatic washing machine, space for refrigerator, fitted electric cooker, work surface, double wall cupboard, vinyl floor covering, double glazed window and matching double glazed door leading to outside.

## REAR LOBBY

Built-in airing cupboard with factory insulated lagged copper cylinder with fitted immersion heater and storage space beneath, further shelves and pantry cupboard, matching vinyl flooring.

## GROUND FLOOR BATHROOM

With white suite, panelled bath with Triton electric shower over with shower rail and curtain, pedestal wash hand basin, low level w.c., vinyl floor covering, PVCu double glazed window and electric wall mounted sensor control radiator.

## FIRST FLOOR LANDING

With doors to both bedrooms

## DOUBLE BEDROOM ONE

With ceiling light, double glazed window to front, electric night storage heater and built-in wardrobe cupboard.

## DOUBLE BEDROOM TWO

With matching neutral carpeting, electric night storage heater, cast iron original grate, double glazed window to rear.



## **OUTSIDE**

To the front of the property is a fore court garden laid to gravel with paving leading to front door and designed for ease of maintenance.

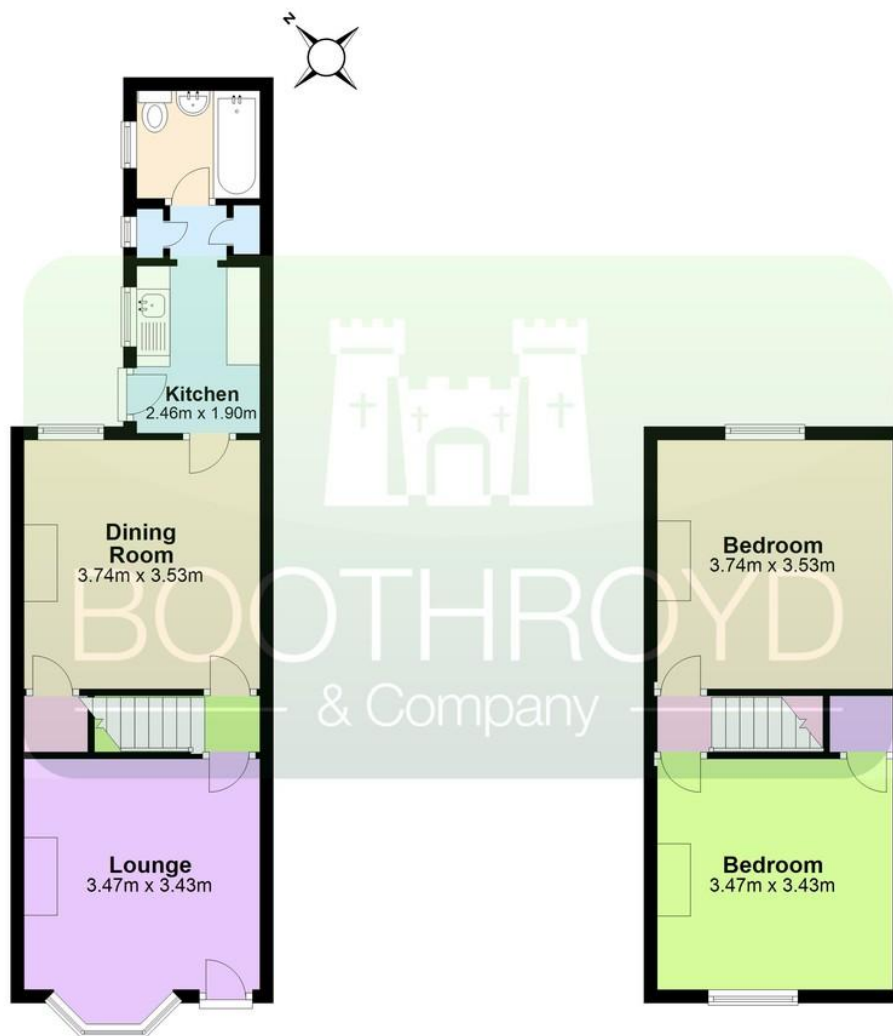
## **REAR GARDEN**

To the rear of the property is a lawned garden with hedged boundaries, rear gated pedestrian access, blue brick side yard area and paved pathway.

## **FIXTURES AND FITTINGS**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

#### COUNCIL TAX BAND

Tax band B

#### TENURE

Freehold

#### LOCAL AUTHORITY

Coventry City Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements