



Warwick Street, Earlsdon, Coventry CV5 6ET

Guide Price £250,000



## Warwick Street

Earlsdon, Coventry

Charming and versatile 2/3 bed detached house in popular Earlsdon. Generous reception rooms, kitchen, shower room on ground floor. Two double bedrooms upstairs. Gas central heating, private paved garden, side gate access, 2 rear parking spaces.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two/Three bedroom detached home in the heart of Earlsdon
- Two allocated parking spaces to the rear
- Downstairs there are two reception rooms, one of which has been used as a bedroom in the past
- Kitchen and shower room make up the remainder of the ground floor
- Two double bedrooms upstairs
- Gas central heating system, although it is currently drained down and untested
- Make people aware that the front door can easily be reinstated if wanted





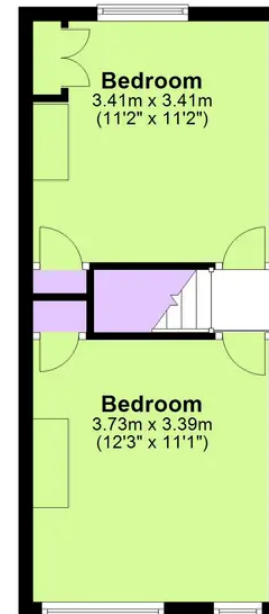
### Ground Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



### First Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 65.7 sq. metres (707.7 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

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