



JULIE PHILPOT  
RESIDENTIAL



## 35 Ainsbury Road | Coventry | CV5 6BA

A rare opportunity to purchase a 1950's detached bungalow set on a large, mature plot of 1/4 acre in size. The bungalow offers great scope for modernisation and further extension. The property is quietly located within this prestigious Beechwood Gardens location and is being placed on the market for the very first time. The property is well placed within an easy walk to Earlsdon High Street, primary schools, Canley and Coventry mainline train stations.

£475,000

- No Chain Involved
- Three Bedrooms
- Large, Mature Rear Garden
- Scope For Extending & Modernising



## Property Description

### SELLERS COMMENTS

Mum and Dad bought this good-sized, well-proportioned plot of land in Beechwood Gardens when they got married in 1954 and built their dream home in 1955. They added a verandah back in the 60s, with solid foundations in order to provide the potential to extend and to modernise the property.

Our parents lived here all their lives and we've had a happy and safe upbringing in this peaceful, tucked-away corner of Coventry.

Walking to the shops in Earlsdon or cycling to school has always been quick and easy thanks to our cut-through to Rochester Rd - this is definitely the correct side of the road to live on! The garden, greenhouse and fishpond were always their pride and joy, especially the spectacular wisteria.

### ENCLOSED PORCH

Providing ideal storage space with door to:

### ENTRANCE HALL

With original parquet flooring, understairs storage space, built in storage cupboard and radiator.

### LOUNGE

14' 9" x 12' 9" (4.5m x 3.89m)

Located to the front of the property with original parquet flooring, original fireplace and skirting radiator.

### DINING ROOM

13' 5" x 11' 1" (4.09m x 3.38m)

From the hall access leads to the dining room located to the rear of the property having original parquet flooring, patio door, skirting radiator and serving hatch to kitchen.

### KITCHEN

10' 2" x 9' 8" (3.1m x 2.95m)

Having a range of cupboard and drawer units with matching wall cupboards, stainless steel double bowl sink unit, built in slimline dishwasher, gas cooker as fitted. Fitted worktops and breakfast bar. Door to:

### REAR VERANDAH/UTILITY

29' 3" x 8' 0" (8.92m x 2.44m)

A full width covered verandah/garden room/utility. This is a multi use space with tiled floor, space and plumbing for washing machine, space for further appliances and a Vaillant wall mounted gas boiler.

Cloakroom having w.c.

### **DOUBLE BEDROOM ONE**

12' 9" x 11' 9" (3.89m x 3.58m)

Having rear garden views, radiator and extensive range of built in bedroom furniture including wardrobes, storage cupboards and drawer units.

### **DOUBLE BEDROOM TWO**

11' 8" x 11' 4" (3.56m x 3.45m)

This second double room is located to the front of the property with front garden views. Radiator and range of built in wardrobes.

### **BATHROOM**

A spacious bathroom with panelled bath having shower and curtain rail over. Pedestal wash basin and w.c. Matching ceramic tiling.

### **STAIRCASE TO FIRST FLOOR**

On the landing is a built in storage cupboard.

### **DOUBLE BEDROOM THREE**

13' 10" x 9' 8" (4.22m x 2.95m)

This room has rear garden views, radiator and built in storage cupboard. From this room there is also easy access to the roof storage space.

### **OUTSIDE**

#### **PARKING**

There is plenty of driveway parking with the property to the front and a driveway to the side which leads to:

#### **GARAGE**

18' 9" x 10' 7" (5.72m x 3.23m)

With light, power, side entrance door and an inspection pit.

### **GARDENS**

The overall plot and gardens, which we are advised are 1/4 acre, are a special feature to the property being large, mature and well stocked with a variety of shrubs and trees. The front garden and the rear garden both have lawns with mature hedges. The rear garden backs onto the brook and from here there is a bridge and a pathway which provides direct access to Rochester Road enabling a shorter walk to Earlsdon high street.

Greenhouse. Shed.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

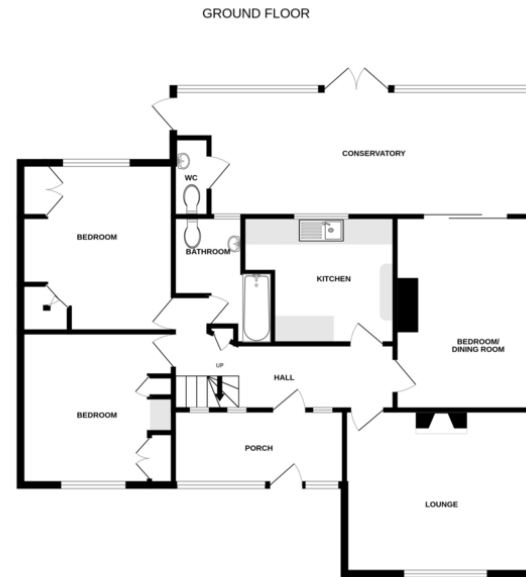
## Contact Details

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

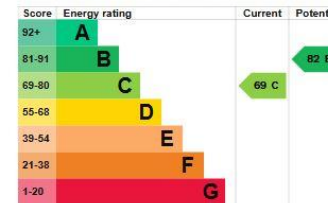


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### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60