



GENERAL INFORMATION

We are verbally informed that this property is Freehold. This will be checked through Solicitors. Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing. Council Tax Band F

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INDEPENDENT MORTGAGE ADVICE

Our Independent Mortgage Advisers specialise in the mortgage market and they will explain the relative benefits of all the numerous schemes on offer using their unique computer sourcing system. This compares the rates of any bank or building society within seconds and we ensure that you choose one of the most competitive mortgages available. For **FREE ADVICE** and a convenient appointment at our offices or in your own home please call:

(024) 7667 7000

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it. Written details available upon request.

Warwick Avenue, Earlsdon, COVENTRY



£720,000

Location: Warwick Avenue runs between Earlsdon Avenue South and Beechwood Avenue

Viewing : Strictly by appointment with Payne Associates

- SUBSTANTIAL DETACHED PROPERTY IN HIGHLY SOUGHT AFTER LOCATION BEING WITHIN THE FINHAM PARK SCHOOL CATCHMENT AREA
- CENTRAL HEATING AND DOUBLE GLAZING
- ENTRANCE HALL, LIVING ROOM, SITTING ROOM, KITCHEN, DINING ROOM AND CLOAKROOM
- FOUR BEDROOMS OVER TWO FLOORS
- SHOWER ROOM AND FAMILY BATHROOM
- DIRECT DRIVEWAY LEADING TO INTEGRATED GARAGE AND MATURE REAR GARDEN

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Ground Floor

Entrance

Having a recess entrance porch with oak beam arch way, ceiling light point and solid wood front entrance door with stained glass leaded side windows leading to:

Entrance Hall

Having dog leg stairs with balustrade and spindles rising to the first floor, parquet herringbone floor, central heating radiator, picture rail, cove ceiling cornice and ceiling light point.

Under Stairs Storage Cupboard

Having control panel for hard wire burglar alarm, hanging rail and ceiling light point

Cloakroom

Having a low flush WC, wall mounted wash hand basin with tiled splash backs, side leaded glazed window, picture rail and ceiling light point.

Lounge (Front)

17' 3" into the bay x 11' 11" max (5.26m x 3.63m)

Having a front uPVC sealed unit double glazed bay window, central heating radiator, feature cast iron fire with tiled inserts set on to a raised hearth with feature fireplace surround, power, television aerial point, two wall light points, picture rail, cove ceiling cornice, ornate ceiling rose and ceiling light point.

Sitting Room (Rear)

13' 6" x 11' 11" max (4.11m x 3.63m)

Having a rear uPVC sealed unit leaded double glazed doors leading out to the patio area and rear garden with matching side windows, central heating radiator, feature cast iron fire set on to a raised tiled hearth with feature oak fireplace surround, side leaded glazed window looking on to the dining room, power, television aerial point, delft rail and ceiling light point.

Dining Room (Rear)

19' into the bay x 8' 11" max (5.79m x 2.72m)

Having a rear double glazed leaded bow bay window, central heating radiator, built in shelving, power, wall light point, picture rail, original Butlers bell box by Hutt Brothers Coventry and ceiling light point.

Refitted Kitchen

17' 8" x 6' 10" (5.38m x 2.08m)

Having butcher block work surfaces to three sides incorporating, bowl and a quarter single drainer enamel sink unit with mixer tap over, having a range of base units, drawers and wall mounted cupboards, space for Range Master cooker, space for dishwasher, rear leaded double glazed window, cupboard housing the wall mounted Vaillant combination boiler, central heating radiator, part leaded glazed side door leading out to the rear garden with leaded glazed side window, telephone and cat 5 point, parquet herringbone floor, tiled splash backs to walls, power, under unit lighting, inset ceiling spot lights and door leading to the garage.

First Floor

Landing

Having stairs with hand rail rising to the second floor, power, picture rail and ceiling light point.

Bedroom One (Front)

18' into the bay x 12' max (5.49m x 3.66m)

Having a front uPVC sealed unit leaded double glazed bay window, side uPVC opaque leaded sealed unit double glazed window, central heating radiator, power, picture rail, television aerial point, telephone point, cat 5 point and two ceiling light points.

Bedroom Two (Rear)

13' 6" x 8' 8" to the front of wardrobes (4.11m x 2.64m)

Having a rear uPVC sealed unit leaded double glazed window, having a range of built in wardrobes with hanging rail and shelving, further built in storage cupboard with blanket cupboards over, central heating radiator, power, picture rail and ceiling light point.

Bedroom Three

11' 5" x 10' (3.48m x 3.05m)

Having a dual aspect front and rear uPVC sealed unit leaded double glazed windows, central heating radiator, built in wardrobes with blanket cupboards over, built in storage cupboard with opaque leaded glazed side window, power, picture rail, television aerial point, telephone point, cat 5 point and ceiling light point.

Shower Room (Front)

Having a white suite comprising corner shower cubicle with attachment shower over, low flush WC, vanity unit with inset wash hand basin with built in cupboards below, front uPVC opaque sealed unit leaded double glazed window, chrome central heating towel rail, built in rinen cupboard with shelving, tiled splash backs to walls and ceiling light point.

Bathroom (Rear)

Having a white suite comprising panel bath with twin hand grips with a mixer tap and attachment shower over, low flush WC, pedestal wash hand basin, central heating radiator, half height tiling to all walls, dado rail, rear uPVC opaque leaded sealed unit double glazed window and ceiling light point.

Second Floor

Landing

Having ceiling light point and door to:

Bedroom Four

12' 1" x 13' 8" to the front of wardrobes (3.68m x 4.17m)

Having twin rear uPVC sealed unit leaded double glazed windows, central heating radiator, built in storage cupboard with shelving, velux ceiling window, eaves storage, power, television aerial point, two ceiling light points and ceiling strip light.

Outside

Front Garden

The property is set back from the road behind a brick boundary wall and mature hedge way, having a paved driveway providing off road parking for several vehicles with the remainder of the garden being mainly laid to lawn with mature stock flower boards.

Private Rear Garden

Having paved patio area with the remainder of the garden being mainly laid to lawn with surround timber fencing, a variety of mature shrubs and trees, wooden garden shed on hard standing with power and light.

Garage

18' 3" x 11' 8" (5.56m x 3.56m)

Having a electrically operated roller up and over door, personal rear door leading to the rear garden, work surfaces with space and plumbing for automatic washing machine and tumble dryer, wall mounted cupboards, power and two ceiling strip lights.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 to 100)	A			(92 to 100)	A		
(81 to 91)	B			(81 to 91)	B		
(69 to 80)	C			(69 to 80)	C		
(55 to 68)	D		63	(55 to 68)	D		
(39 to 54)	E			(39 to 54)	E	61	
(21 to 38)	F			(21 to 38)	F		
(1 to 20)	G	22		(1 to 20)	G	12	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland				England, Wales & N.Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			