



Spencer Mews, Spencer Avenue, Earlsdon  
£295,000

complete   
ESTATE AGENTS



# Spencer Mews, Spencer Avenue, Earlsdon, Coventry

COMING SOON.....A three bedroom mid mews style property situated on the corner of Spencer Avenue/Albany Road in Earlsdon. The property has been completely renovated to a high standard throughout by its current owner. The kitchen is finished with high end appliances and all rooms are up to a very high specifications. Upvc double glazing and gas central heating through out. Secured private parking via electric gates to the courtyard. The property is located close to the heart of Earlsdon and the Earlsdon High Street and ideal for transport links including the A45 and Coventry Train Station. An internal inspection is highly recommended to truly appreciate the quality of this property.

## Hallway 5'69" x 12'17" (1.52m x 3.66m)

Amtico flooring runs throughout the ground floor of the property. The main living space is directly off the hallway as is the cloakroom.

## Open Plan Lounge / Kitchen 30'77" x 12'18" max (9.14m x 3.66m max)

A large open plan living space with ample room for the living and dining furniture. The room flows with high quality Amtico Flooring and high specification integrated appliances.

## W.C 3'1" x 3'95" (0.94m x 0.91m)

Located off the hallway the flooring runs seamlessly into the W.C in which you have a suite in white

## Bedroom One 14'77" x 13'26" (4.27m x 3.96m)

The master bedroom is located towards the rear of the property, benefiting from one of the two En-Suite shower rooms. The bedroom is finished in a neutral carpet and clean crisp walls.



**En-Suite 7'41" x 3'22" (2.13m x 0.91m)**

The flooring and walls are finished in a high quality tile, The En-suite has a large double shower as well as a wash hand basin and W.C. There is also a heated towel rail and extractor fan.

**Bedroom Two 12'70" x 8'45" (3.66m x 2.44m)**

This bedroom has a neutral colored carpet and crisp light walls. A double glazed window unit with view onto Spenser Avenue.

**Bathroom 7'45" x 5'41" (2.13m x 1.52m)**

The bathroom is located adjacent to bedroom two, The bathroom has a bath with a shower overhead, a wash hand basin as well as a matching toilet. The room is finished in high quality matching wall and floor tiles.

**Bedroom Three 12'49" x 8'34" max (3.66m x 2.44m max)**

The third bedroom has its own En-Suite shower room, the flooring matches the rest of the first floor. This bedroom also has views over Spencer Avenue.

**En-Suite 5'79" x 4'80" (1.52m x 1.22m)**

This En-Suite is once again finished in the same floor and wall tiles as the other bedrooms. A shower cubicle, basin and sink finish the room.

**Viewing**

Strictly by appointment only via Complete Estate Agents

**Local Authority**

Coventry City Council

**Tenure**

Freehold

**Location**

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry’s history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city’s main road links.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

**Mortgage Advice**

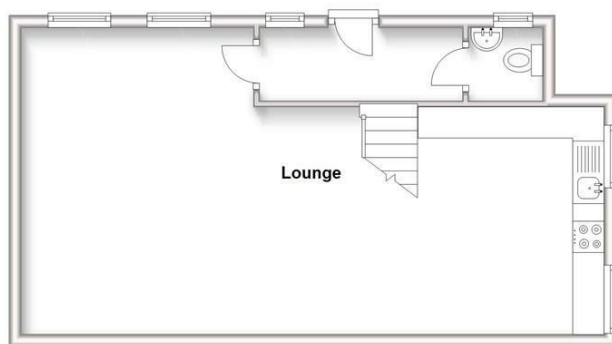
Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

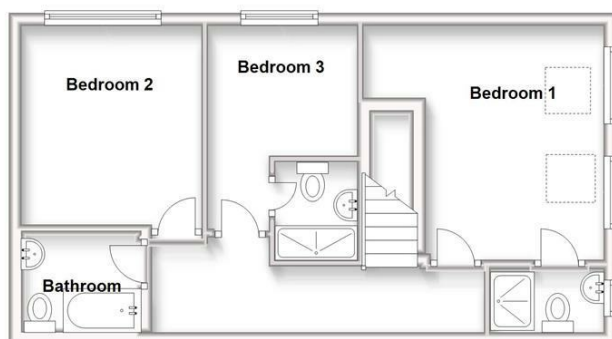
Our solicitors work on a no sale, no fee basis. They work longer

hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.  
Plan produced using PlanUp.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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