



Spencer Mews, Spencer Avenue, Earlsdon  
Asking Price £285,000

complete   
ESTATE AGENTS



# Spencer Mews, Spencer Avenue, Earlsdon, Coventry

A stunning three bedroom mid mews style property situated on the corner of Spencer Avenue/Albany Road in Earlsdon. The property has been renovated and refurbished to a high standard throughout by its current owner. The main feature of the property is a truly stunning lounge and kitchen with high end appliances and all rooms are up to a very high specifications. The property consists of lounge, reception room, downstairs WC, kitchen, then on the first floor three bedrooms, the main bedroom having en-suite and a family bathroom, Upvc double glazing throughout and gas central heating and private electric gates to a courtyard for parking. (the courtyard consists of four individual properties) 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 outstanding property.

## Kitchen 11'5" x 11'3" (3.49 x 3.43)

Wooden flooring and a range of high quality wall and base units. The appliances are integrated and include a gas hob, electric oven and an extractor fan overhead as well as a microwave and fridge freezer.

## Living Room. 15'1" x 11'4" (4.61 x 3.46)

The wood flooring continues seamlessly into the lounge, the room floods with light via the large bay window. There is a feature fireplace that add a peaceful focal point.

## W.C

Wood flooring continues from the hallway. A white wash hand basin and a matching toilet





### **Bedroom One 4.63 x 3.18 (1.22m.19.20m x 0.91m.5.49m)**

Carpet flooring and a gas central heated radiator. The double glazed bay window offers views to the front of the property. There is access to the En-Suite shower room.

### **Bedroom Two 11'10" x 11'3" (3.61 x 3.44)**

Located to the rear of the property, there is carpet flooring a gas central heated radiator and a double glazed window with views to the rear of the property.

### **Bedroom Three 11'10" x 11'3" (3.61 x 3.44)**

Carpet flooring and two gas central heated radiator under the double glazed windows.

### **Bathroom**

Tiled walls and floor. A matching three piece suite finished in white with a shower over the bath.

### **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.

### **Viewing**

Strictly by appointment only via Complete Estate Agents



### **Local Authority**

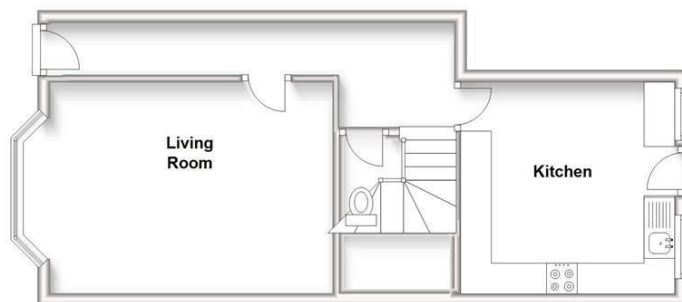
Coventry City Council

### **Tenure**

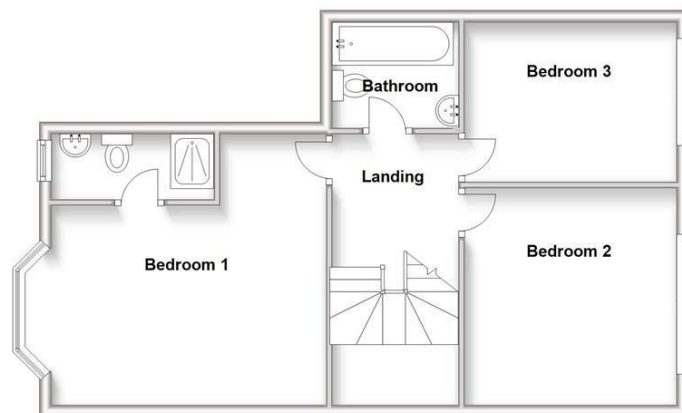
Freehold - but it will have a service charge for the maintaining of the courtyard/gate and future redecoration.



**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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