



54 Beaconsfield Road

Stoke, CV2 4AR

- Single bay fronted terraced house
- lounge with log burner
- Separate dining room
- EPC Rating E

Asking Price Of £235,000





THE PROPERTY

A simply stunning three bedroom terraced house that has been sympathetically renovated by the current owners. With an eye for detail the house has old school radiators throughout, log burner in the lounge room and Plantation shutters to the front. The accommodation comprises a reception hallway with the original Minton tiled floor. Front sitting room. The hallway opens into the impressive dining room that leads into the Shaker style kitchen. The ground floor is completed with a utility and cloakroom. On the first floor are three bedrooms and a refitted bathroom. From the landing a fixed staircase leads to the loft that is currently used as a dressing room (the loft does not conform to building regulations). Outside is a low maintenance rear garden and a substantial rear garage that is accessed off Binley Road. The house is well serviced for shops with supermarkets close by, Empress Shopping Arcade and Ball Hill. Don't take my word for how good this house is...take 30 minutes to view and make up your own mind

RECESS PORCH

With Minton tiled flooring and tiled walls. A timber door with leaded and stained glass panels leads you into the hallway.

HALLWAY

With a continuation of the Minton tiled floor, striped door into the sitting room and stairs that rise to the first floor and opening into the dining room

LOUNGE

11' 10" x 7' 4" (3.63m x 2.24m) Georgian double glazed bay window to the fore with Plantation shutters, school house radiator and a brick fireplace with a log burner set on a slate hearth.

DINING ROOM

11' 8" x 13' 1" (3.57m x 4.01m) Stripped wood flooring, school house radiator, picture rail, double glazed window to the rear, understairs storage cupboard and an opening into the fitted kitchen.

KITCHEN

13' 1" x 8' 3" (4.01m x 2.53m) The kitchen has been comprehensively fitted with a range of shaker style units to wall and base. The base units have a woodblock worksurface over with an undercounter Belfast sink. Built in wine chiller, electric oven set beneath a four ring gas hob with brushed steel canopy over. Tiling to splashbacks and a flagstone effect floor. Space for upright fridge freezer. Archway into utility.

UTILITY

5' 3" x 5' 6" (1.62m x 1.68m) Wood block worksurface, tiled splashback, continuation of the floor and a door into the cloaks

CLOAKROOM

0' 0" x 0' 0" x 0m) With a low flush wc and wash hand basin and an extractor fan.

LANDING

With pine bannister and doors off to

BEDROOM

11' 1" x 13' 1" (3.40m x 4.01m) Georgian style double glazed window to the fore with Plantation shutters, school house radiator, picture rail and a built in cupboard.

BEDROOM

7' 8" x 8' 3" (2.35m x 2.53m) Double glazed window to the rear, school house radiator.

BEDROOM

11' 10" x 7' 4" (3.63m x 2.24m) Double glazed window to the rear, school house radiator and an airing cupboard.

BATHROOM

Fitted with a white suite that comprises a panelled bath with thermostatic shower over, close coupled wc and a wash hand basin. Tiling to full height and floor, heated towel rail, extractor and a frosted double glazed window to the rear.

LOFT

With a fixed staircase from the first floor landing, however the room does not comply with current building regulations and is not classified as living accommodation. Velux window and eaves storage. Currently used as a dressing room by the current owners

REAR GARDEN

There is a paved sun lounge area, enclosed by panelled fencing, door into the garage and an artificial lawn.

DOUBLE GARAGE

With up and over door and power and lighting provided

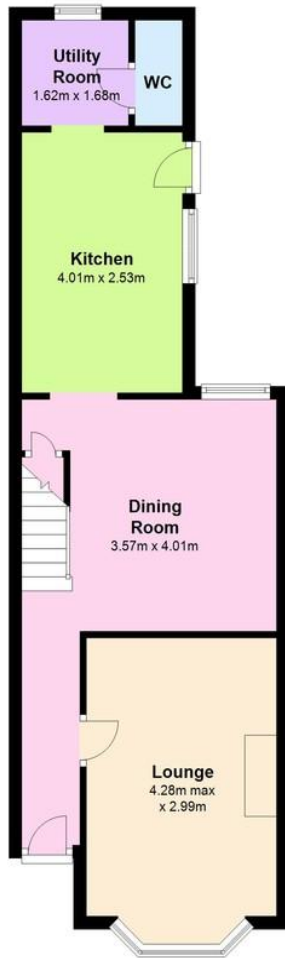






Ground Floor

Approx. 45.7 sq. metres

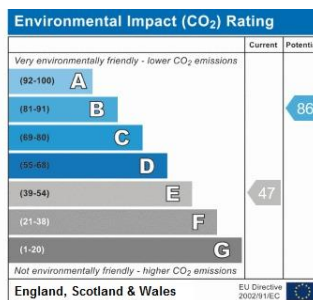
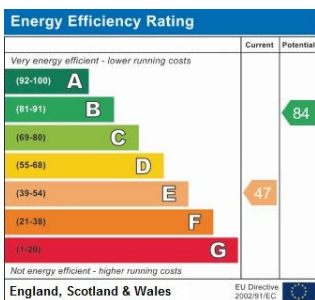


First Floor

Approx. 43.8 sq. metres



Total area: approx. 89.6 sq. metres



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Coventry City Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

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