



Berkeley Road North
Earlsdon, Coventry





Berkeley Road North

Earlsdon, Coventry, CV5 6NY

Early viewing recommended for this outstanding, extended single bay mid terraced family home, with **THREE DOUBLE BEDROOMS** situated in this extremely popular side road, located close to the heart of Earlsdon. Much improved throughout yet retaining many period and character features, the beautifully presented accommodation comprises; to the ground floor; entrance hallway with 'Minton' tiled floor, attractive lounge/dining room with bespoke plantation shutters and feature fireplace, superb extended refitted kitchen/breakfast room and covered veranda leading onto the neatly laid out rear garden. To the first floor are three double bedrooms and a refitted family bathroom. Outside there are easily maintained gardens to front and rear. Internal inspection strongly recommended.





Call for your **FREE VALUATION**

Recess Porch

With "Minton" tiled floor, having feature leaded opaque glazed front entrance door with leaded light glazed top screen leading to:

Entrance Hallway

Having a beautiful "Minton" tiled floor, staircase with handrail leading to the first floor, radiator, power, coved ceiling cornice and ceiling light point.

Splendid Lounge (Front)

14'8" into bay window x 10'10" (4.47m into bay window x 3.30m)

Having a feature fireplace surround with cast iron insert, open fire with raised hearth and a delightful book shelf and storage cupboard to one side, front uPVC sealed unit double glazed bay window with fitted shutters, radiator, stripped and varnished floor, picture rails, coved ceiling cornice, ceiling light point and archway leading to:

Separate Dining Room

12'2" x 11'2" (3.71m x 3.40m)

Having a rear uPVC sealed unit double glazed window with fitted shutter, radiator, stripped and varnished floor, power, picture rails, coved ceiling cornice, ceiling light point and door leading to:

Beautifully Refitted Kitchen/Breakfast Room

17'7" x 9'3" (5.36m x 2.82m)

Comprising work surfaces to two sides, having an inset bowl and a quarter single drainer sink unit with swan neck mixer tap over, a comprehensive range of shaker style base units, drawers and wall mounted cupboards, space for cooking range having a "Rangemaster" canopy over housing the fan/light, two glazed wall mounted display cupboards, fitted wine rack, integrated dishwasher, space and plumbing for washing machine and fridge freezer, larder unit, "Worcester" boiler, under stairs storage cupboard, laminate floor, tiled splashbacks as fitted in modern and complementary ceramics, radiator, power and inset ceiling spotlights. Side uPVC sealed unit double glazed window and double glazed sliding patio doors leading out to the VERANDA.

First Floor Landing

Being surrounded by balustrade and spindles, having a built in storage cupboard, radiator, access to the roof void, coved ceiling cornice and ceiling light point.

Bedroom One (Front)

14'4" into wardrobe recess x 12' (4.37m into wardrobe recess x 3.66m)



Having a comprehensive range of fitted wardrobes comprising hanging rails with shelving over, front uPVC sealed unit double glazed window, radiator, power, coved ceiling cornice and ceiling light point.

Bedroom Two (Middle)
12'3" x 8'11" (3.73m x 2.72m)



Having a rear uPVC sealed unit double glazed window, radiator, power, coved ceiling cornice and ceiling light point.

Bedroom Three (Rear)
11'3" x 9'4" (3.43m x 2.84m)



Having a rear uPVC sealed unit double glazed window, radiator, stripped and varnished floor, power, coved ceiling cornice and ceiling light point.

Family Bathroom



Having a modern white suite comprising pedestal wash hand basin with mixer tap over, low level W/C, "Victoria & Albert" style bath having a mixer tap with fitted shower over, three quarter height tiling to all walls with mosaic dado in modern complementary ceramics, heated chrome towel rail, side uPVC opaque sealed unit double glazed window, floor covering, artex to the ceiling and inset ceiling spotlights.

Outside to the Front of the Property



There is a slate foregarden being set back from the road behind a brick boundary wall with brick block pathway leading to the front door.

Rear Garden

There is a covered veranda with opening leading to a paved patio area, elevated brick flowerbed and slate bed with steps leading to the remainder of the garden which has an Astroturf lawn, a useful timber shed, personal rear gate and the garden is surrounded by timber fencing. There is an outside security light and cold water tap.



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62019



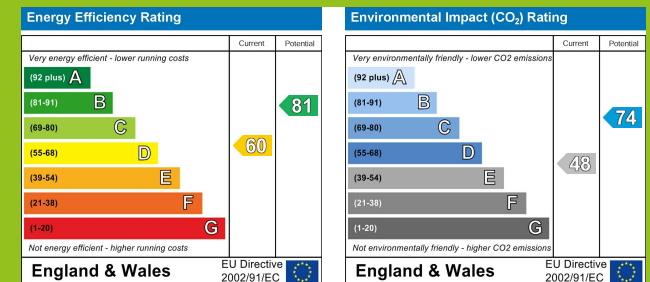
home sales • lettings • surveys • new homes & land

City Centre
20 New Union Street
Coventry, CV1 2HN
024 7622 2022
sales@payne-cov.com

Earlsdon
221 Albany Road
Coventry, CV5 6NF
024 7667 7000
earlsdon@payne-cov.com

Daventry Road
165 Daventry Road
Coventry, CV3 5HF
024 7650 3070
daventryroad@payne-cov.com

Walsgrave Road
312 Walsgrave Road,
Coventry, CV2 4BL
024 7645 5555
walsgrave@payne-cov.com



Disclaimer:

Payne Associates give notice to prospective purchasers or lessees that they must not rely upon any statement herein as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give and neither Payne Associates nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. However, these are for general guidance only. Photographs are provided to give a general impression but it must not be inferred that all items shown are included for the sale with the property. Payne Associates have not tested any apparatus, equipment, fittings and fixtures or services & so cannot verify that they are in working order or fit for their purpose. Any purchaser is advised to obtain verification from their Surveyor or solicitor.

