



Poplar Road
Earlsdon, Coventry





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Earlsdon, Coventry, CV5 6FY

A substantial, highly individual Edwardian character residence, ideally located a stone's throw from the popular Earlsdon High Street. Sympathetically improved throughout yet retaining many classic period features, this charming family property also incorporates stylish 'industrial' style design and really must be seen to be fully appreciated. The unique and versatile accommodation briefly comprises; entrance hall, delightful lounge with feature slate fireplace, separate dining room with feature fireplace and double doors leading to the rear garden, ground floor shower room and a superb, extended refitted kitchen/breakfast room. To the first floor are three generous bedrooms and a modern family bathroom, whilst to second floor there is a large loft room/hobbies room. Externally there is a delightful cottage style rear garden together with easily manageable gardens to the front and side.





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Ground Floor

Hardwood and obscure entrance door leading to:

Entrance Hall

Having feature leaded light obscure double glazed window to side, marble tiled floor, ceiling light point, useful understairs storage cupboard with power housing utility meters and stripped internal doors leading to the following accommodation:

Elegant Lounge

11'10" x 11'2" into chimney breast (3.61m x 3.40m into chimney breast)

Having a beautiful feature slate fireplace with cast iron and tiled insert with matching tiled hearth, double glazed window to front, central heating radiator, quality wood effect flooring, power, picture rails and ceiling light point.

Delightful Rear Dining Room

11'9" min x 11'6" into chimney breast (3.58m min x 3.51m into chimney breast)



Having traditional cast iron fireplace with raised hearth, central heating radiator, quality wood effect flooring, power, ceiling light point, 'Velux' roof window, double glazed double opening doors leading to the delightful rear garden and further stripped door leading to:

Ground Floor Shower Room

Having traditional style white suite comprising low level w/c, pedestal wash hand basin and corner shower cubicle

with glazed sliding side screens and inset shower, walls fully tiled in modern and complementary ceramics, ceramic tiled floor, central heating radiator, ceiling light point and obscure double glazed window to rear.

Stunning Kitchen/Breakfast Room



Kitchen Area

11'10" x 11'1" (3.61m x 3.38m)



Being comprehensively fitted with an attractive range of grey light wood units with formed work surfaces

incorporating base units, drawers and wall mounted cupboards, "Belling" range style cooker with extractor hood over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, tiled splashbacks, quarry tiled floor, feature designer spring circular radiator, double glazed window to side, two wall light points and ceiling light point.

Breakfast Room Area

17'1" x 9'4" (5.21m x 2.84m)



Having quarry tiled floor, contemporary designer radiator, walk-in double fronted storage cupboard with power and light housing the "Vaillant" central heating boiler and having space and plumbing for automatic washing machine and space for tall fridge/freezer. 'Velux' double glazed roof window, ceiling light point, double glazed windows to side and rear and matching double glazed doors with matching top sections leading out to the cottage style rear patio area and garden,

First Floor

Landing

Staircase with handrail rising from the ground floor to the first floor landing being naturally lit via a hardwood side window, central heating radiator, dado rail, coved ceiling cornice and ceiling light point.

Bedroom One (Front)

11'10" x 11'2" into chimney breast (3.61m x 3.40m into chimney breast)

Having double glazed window to front, central heating radiator, power, ceiling light point and built-in wardrobe recess with hanging rail and power.

Bedroom Two (Rear)

11'6" into chimney breast x 9'0" (3.51m into chimney breast x 2.74m)



Having feature painted cast iron fireplace with cast iron grate, central heating radiator, double glazed window to rear, door to understairs storage cupboard with hanging rail, power and ceiling light point.

Bedroom Three (Front)

11'6" into wardrobe recess x 7' max (3.51m into wardrobe recess x 2.13m max)

Having double glazed window to front, central heating radiator, shelved wardrobe recess with hanging rail, coved ceiling cornice and ceiling light point.

Family Bathroom

Having a traditional style white suite comprising low level w/c., vanity sink unit with mixer tap over, panelled bath with glazed shower screen and electric shower over, central heating radiator, laminate floor covering, walls part tiled in modern and complimentary ceramics, obscure double glazed window to rear, coved ceiling cornice, extractor fan and ceiling light point.

Second Floor

From the first floor landing a dog leg staircase leads to the second floor HALF LANDING with two central heating radiators which then leads to:

Loft Room/Hobbies Room

15'9" x 11'2" max (4.80m x 3.40m max)



Having hardwood window to side, range of useful shelving, eaves storage cupboard and two additional built in three-drawer eaves storage cupboards. Light wood effect laminate floor covering, power, original exposed painted beams and two ceiling light points.

Outside

To the Front

There are two neatly laid out gardens to the front and side of the property and a personal gate leading to the rear garden.

To the Rear



The secluded cottage style rear garden is attractively laid out with a raised paved patio/seating/entertaining area, raised flower and vegetable beds, surround flowering and herbaceous borders with a variety of trees, plants and shrubs, Timber garden shed with power, brick and timber panelled fencing forming the boundaries.





Measurements are approximate. Not to scale. Illustrative purposes only
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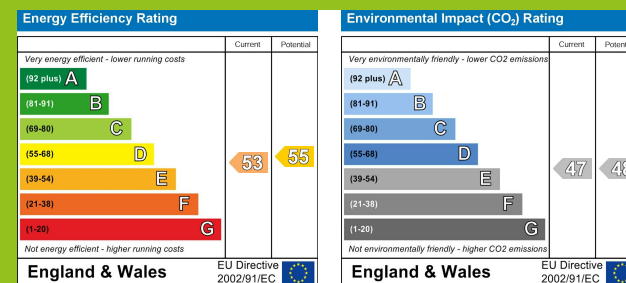
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