



Arden Street
Earlsdon, Coventry





Arden Street

Earlsdon, Coventry, CV5 6FB

A significantly improved and extended turn of the Century THREE bedroom mid- terraced family home, beautifully presented throughout with the distinct advantage of a much larger than average FIRST FLOOR BATHROOM and a master bedroom with walk-in dressing room and separate luxury shower room. Situated in this popular residential location a stone's throw from Earlsdon High Street, the spacious accommodation briefly comprises, front lounge, excellent rear living/dining room, generous sized kitchen and delightful breakfast area with views over the substantial rear garden. To the first floor are two double bedrooms and a stunning refitted family bathroom. To the second floor there is a large master bedroom with walk-in dressing area and separate luxury shower room. Externally the landscaped rear garden is a particular feature extending to over 100ft. Really must be seen to be fully appreciated.





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Front Entrance

Having hardwood front entrance door with glazed top section leading to:

Front Lounge

11'10" x 11'8" into chimney breast recess (3.61m x 3.56m into chimney breast recess)

Having double glazed window to the front, feature open chimney breast recess, wood effect laminate floor covering, power, central heating radiator, coved ceiling cornice and ceiling light point. Stripped door leading to:

Rear Living/Dining Room

11'8" x 11'9" into chimney breast (3.56m x 3.58m into chimney breast)

Having double glazed window to rear, feature open chimney breast recess with shelving, laminate floor covering, power, tv aerial point, central heating radiator, ceiling light point and door to large understairs storage cupboard housing the utility meters. Door to:

Spacious Well Fitted Kitchen

12'4" x 7'4" (3.76m x 2.24m)

Being comprehensively fitted with range of light wood effect units with roll top work surfaces to two sides incorporating bowl and a quarter stainless steel sink unit with mixer tap over, range of base units, drawers and wall mounted cupboards incorporating inset four ring gas hob with built in oven and grill beneath and stainless steel extractor canopy over, stainless steel splashback, built in wine rack, tall larder unit housing the integrated fridge and separate freezer, space and plumbing for automatic

washing machine, space and plumbing for dishwasher, wood effect laminate floor covering, power, double glazed picture window to side, ceiling light point and opening on to:

Breakfast Room

5'6" x 7'9" (1.68m x 2.36m)

Having feature chalk board wall, central heating radiator, power, ceiling light point, double glazed windows to side and rear with matching double opening doors leading out to the delightful rear garden.

First Floor Landing

Having power, ceiling light point, stripped doors leading off to all rooms and door providing access via staircase to the second floor.

Bedroom One (Front)

11'9" into chimney breast x 9'2" (3.58m into chimney breast x 2.79m)



Having double glazed window to front, central heating radiator, power, coved ceiling cornice and ceiling light point.

Bedroom Two (Middle)

11'9" x 8'9" into chimney breast (3.58m x 2.67m into chimney breast)



Having double glazed window to rear, open chimney breast recess, power, central heating radiator, coved ceiling cornice and ceiling light point. Stripped door leading to built-in wardrobe cupboard

Luxury Family Bathroom

12'3" x 7'5" (3.73m x 2.26m)

Having being beautifully refitted with a modern white suite comprising low level w.c., wall mounted semi pedestal wash hand basin and sunken bath set into a tiled surround, walk in corner shower cubicle with inset power shower and glazed opening doors, central heating radiator, vinyl floor covering, chrome heated towel rail, central heating radiator, coved ceiling cornice, inset ceiling spot lights and shelved recess housing the 'Worcester' gas fired central heating boiler.

Second Floor

Having staircase with feature glass panels and timber balustrading leading to:

Bedroom Three (Top)

18'4" maximum x 11'6" (5.59m maximum x 3.51m)



Having two 'Velux' style windows to front and uPVC sealed unit double glazed picture window to rear, central heating radiator, quality wood effect laminate floor covering, two under eaves storage cupboards, power, wall mounted television aerial point, inset ceiling spotlights and opening onto:

Walk in Dressing Room

6'1 x 7'0" (1.85m x 2.13m)

Having a range of fitted furniture comprising open wardrobes, drawers and shelving units, wood effect laminate floor covering, inset ceiling spotlights and door to:

Luxury En-Suite Bathroom

7'1" x 6'1" (2.16m x 1.85m)



Having a white suite comprising low level w.c., vanity sink unit with drawer unit under and mirror over, walk in shower with glazed shower screen and inset sunflower head power shower, walls part tiled in modern and complementary ceramics, tall chrome heated towel rail, inset ceiling spotlights, extractor fan and opaque double glazed window to the side.

Front Garden

The property is set back from the road behind a small brick boundary wall, the front garden being mainly laid with stone chippings having surround hedging together with flower and herbaceous borders, inset beds and paved pathway leading to the front door.

Delightful Landscaped Rear Garden



The extensive rear garden is a particular feature of the property being over 100ft in length with a useful paved side area, gravelled seating/entertaining area, raised flower and vegetable beds, well kept lawn with a variety of trees, plants and flowering borders surrounding. To the rear of the garden there is space to accommodate a children's trampoline, further gravelled area with paved step stones leading to the large timber garden shed and timber store. Timber panelled fenced boundaries. Note there is a small walkway providing shared pedestrian access to the neighbouring gardens.

Further Information

Potential Off Road Parking

The current owners rent a nearby garage with parking. This benefit may be transferable subject to agreement with the owner of the garage. Further details available upon request.



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Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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