



Moor Street
Earlsdon, Coventry





Moor Street

Earlsdon, Coventry, CV5 6EY

Ideally located a stone's throw from the vibrant Earlsdon High Street, a charming and deceptively spacious three bedroom period property offering excellent potential to personalise a spacious character home. Benefitting from gas central heating and double glazing, the property briefly comprises; front lounge with feature fireplace, rear dining/living room with wood burning stove, fitted kitchen, ground floor w/c and custom built conservatory. To the first floor are two good sized bedrooms, a small dressing room and a refitted luxury bathroom. On the second lies the newly converted master bedroom with en-suite and externally there is a paved foregarden together with a south facing rear garden.





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Ground Floor

Entrance

Having Georgian style uPVC sealed unit front entrance door with inset opaque glazed panels, leaded light over leading to:

Lounge

13'8" into bay window x 11'3" (4.17m into bay window x 3.43m)

Having a feature cast iron fireplace with tiled inserts set onto a raised slate hearth, double glazed bay window to front, real oak flooring, central heating radiator, picture rail, power and ceiling light point.

Dining Room (Rear)

11'2" x 11'10" (3.40m x 3.61m)

Having uPVC sealed unit double glazed window, staircase with hand rail leading to the first floor and inset ceiling spotlights over, feature log burner stove set on to a tiled hearth with a feature mantle over, real oak flooring, television aerial point, central heating radiator, coved ceiling cornice, power and ceiling light point.

Well Fitted Kitchen

Comprising roll top work surface with inset stainless steel sink unit with swan mixer tap

over, range of high gloss base units, drawers and wall mounted cupboards, integral "Diplomat soft line" electric oven with stainless steel four ring gas hob and extractor hood over the cooking area, integrated dishwasher, space and plumbing for automatic washing machine and fridge freezer, feature fireplace with inset cast iron original range with adjacent original larder units, cupboards and drawers, wall mounted combination "Baxi" boiler providing hot water and central heating throughout the property, uPVC sealed unit double glazed window, modern tiled floor, power, ceiling light point, glazed door to:

Conservatory

12'4" x 9'4" (3.76m x 2.84m)

Having surround uPVC sealed unit double glazed windows and rear uPVC sealed unit double glazed double opening doors leading out to the well maintained rear garden, pitched roof, wall mounted electric radiator, power and ceiling light point.

Cloakroom

Having a low flush W/C, tiled floor, extractor fan and ceiling light point.

First Floor Landing

Having central heating radiator, power and ceiling light point. Door giving access to the second floor with staircase and hand rail rising to the second floor top bedroom.

Bedroom Two (Front)

11'2" into chimney breast x 8'2" (3.40m into chimney breast x 2.49m)

Having uPVC sealed unit double glazed window, feature cast iron fireplace, storage cupboard, central heating radiator, power and ceiling light point.

Bedroom Three (Middle)

11'11" x 8'3" (3.63m x 2.51m)

Having uPVC sealed unit double glazed window, original feature cast iron fireplace, coved ceiling cornice, central heating radiator, power and ceiling light point.

Dressing Room

Having cast iron feature fireplace, opaque window, central heating radiator, power, coved ceiling cornice, ceiling light point and framed doorway leading to:

Refitted Bathroom

Comprising a modern white four piece comprising low level W/C., pedestal wash

hand basin, large feature shower with fully enclosed glazed shower screen and feature 'Ball and Claw' free standing bath with central mixer tap over, tiled splash backs fitted in modern and complementary ceramics, feature tiled floor, two uPVC opaque double glazed windows, wall mounted heated towel rail, wall mounted stainless steel effect glass shelving unit and complementary mirror, coved ceiling cornice and ceiling light point.

Second Floor

Master Bedroom

16'1" min x 10'8" max into recess

(4.90m min x 3.25m max into recess)

Having double glazed window to rear, double glazed 'Velux' roof window with fitted pull down blind, central heating radiator, power, inset ceiling spotlights and door to:

En-suite Cloakroom

Having low level w.c., pedestal wash hand basin with tiled splashback, double glazed 'Velux' window, ceiling light point and extractor fan.

Outside

Outside To The Front

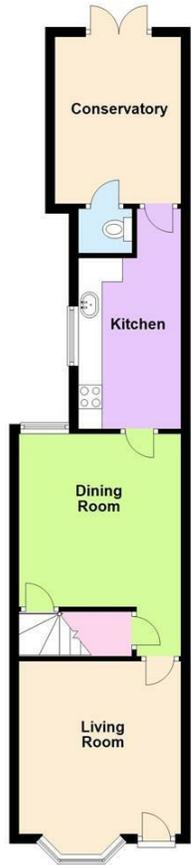
Being paved for ease of maintenance and set back behind a low brick boundary wall having a garden path with gate.

South Westerly Facing Rear Garden

Being mainly laid to lawn with surround

boundary fencing and variety of mature shrubs and trees.

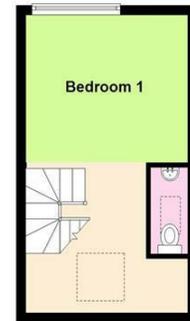
Ground Floor
Approx. 48.9 sq. metres (525.8 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.7 sq. feet)



Second Floor
Approx. 21.3 sq. metres (228.9 sq. feet)



Total area: approx. 109.2 sq. metres (1175.4 sq. feet)

Any measurements on this plan are for display purposes only
Plan produced using PlanUp.

**Total area: approx.
sq ft**



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	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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