



Albany Road
Earlsdon, Coventry





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Earlsdon, Coventry, CV5 6JU

A most deceptively spacious and tastefully presented THREE bedroom double bay mid terraced character residence, set in this popular and convenient location within easy walking distance of both Coventry City Centre and Earlsdon High Street. The sympathetically renovated and well proportioned home has the benefit of gas fired central heating and replacement double glazing and briefly comprises; entrance hall with 'Minton' tiled floor, excellent front living room, separate rear dining room, spacious and well fitted breakfast kitchen, ground floor w/c, three double bedrooms and a modern first floor bathroom. Outside there is a paved foregarden and a good sized, well tended rear garden with a paved patio/seating/entertaining area. Internal inspection strongly recommended.





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Recessed Porch

uPVC sealed unit double glazed door with glazed top section leading to the enclosed entrance porch with 'Minton' tiled floor and 'Georgian' style obscure glazed door leading to:

Entrance Hall

Having staircase with handrail rising to the first floor, central heating radiator, original coloured 'Minton' tiled floor, ceiling light point and door to:

Lounge (Front)

13'7" into bay x 11'7" (4.14m into bay x 3.53m)

Having feature open chimney breast recess with wooden fireplace surround and quarry tiled hearth, uPVC sealed unit double glazed bay window to front, central heating radiator, power, television aerial point, coved ceiling cornice, ceiling light point and double opening obscure glazed doors leading to:

Dining Room (Rear)

12'10" x 12'3" into chimney breast (3.91m x 3.73m into chimney breast)

Having feature fireplace surround with tiled hearth, uPVC sealed unit double glazed window to rear, central heating radiator, power, coved ceiling cornice, ceiling light point and door to built in understairs storage cupboard housing the utility meters.

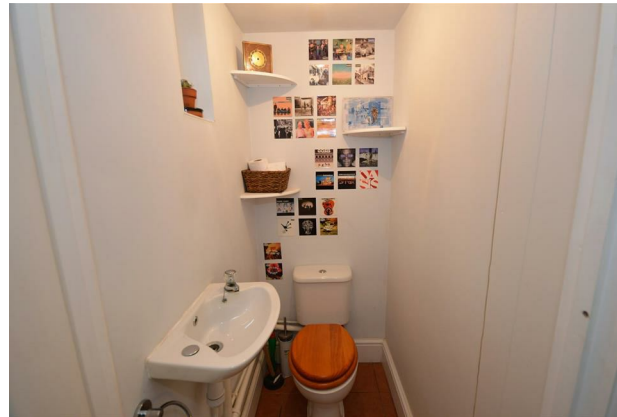
Spacious Kitchen/Breakfast Room

16'2" x 9'7" (4.93m x 2.92m)

Having been refitted with an attractive

range of white shaker style units with wood effect work surfaces over comprising inset double stainless steel sink unit with swan neck mixer tap over, comprehensive range of base units, drawers and wall mounted cupboards including display cabinets, inset four ring gas hob with built in oven beneath and extractor canopy over, space and plumbing for automatic washing machine and space for dishwasher, space for tall fridge/freezer, central heating radiator, tiled splashbacks, ceramic tiled floor, power, side uPVC sealed unit double glazed windows, personal uPVC double glazed side door, additional uPVC sealed unit double glazed window to rear, ceiling light point and door leading to;

Ground Floor W/C



Having white suite comprising low level w/c and half pedestal wash hand basin, tiled floor, small double glazed window to side and ceiling light point.

First Floor Landing

Having central heating radiator, power, ceiling light point, access point to the roof space which is boarded with power and light (and could easily be converted to provide extra accommodation, subject to obtaining the usual building and planning approvals). Doors leading off to the following accommodation:

Bedroom One (Front)

15'2" into chimney breast x 13'7" into bay (4.62m into chimney breast x 4.14m into bay)



Having uPVC sealed unit double glazed window to front, deep skirting board, power, coved ceiling cornice and ceiling light point.

Bedroom Two (Middle) 12'10" x 9'9" (3.91m x 2.97m)



Having uPVC sealed unit double glazed window to rear, central heating radiator, power and ceiling light point.

Bedroom Three (Rear) 10'4" max x 9'7" (3.15m max x 2.92m)



Having uPVC sealed unit double glazed window to rear, central heating radiator, power and ceiling light point.

Bathroom

Having a modern white suite comprising low level w.c., half pedestal wash hand basin and panelled bath with power shower over and glazed side screen, built in cupboard housing the main 'Combi' gas fired central heating boiler, central heating radiator, ceramic tiled floor, walls part tiled in attractive and complementary ceramics, obscure double glazed window to side and ceiling light point.

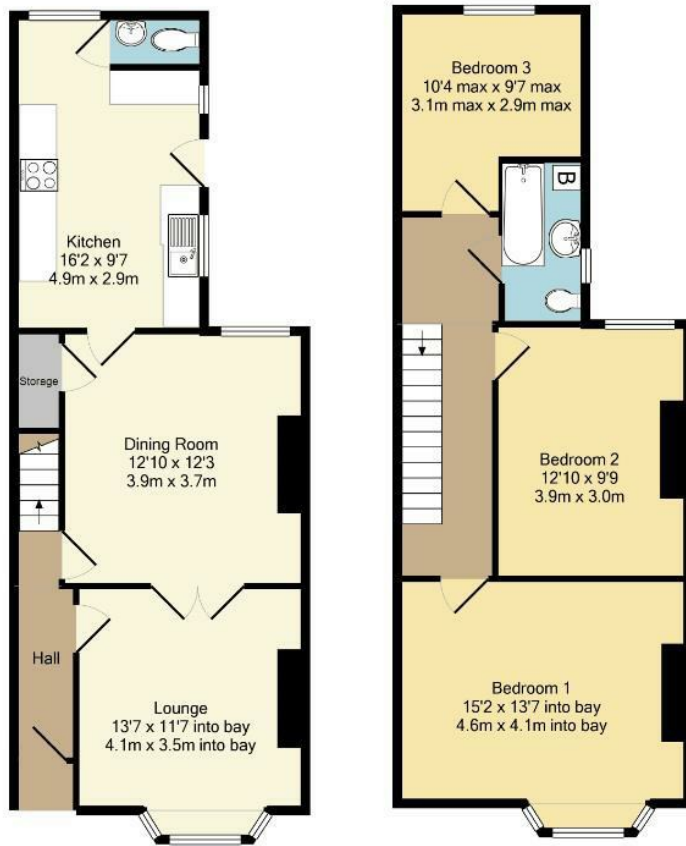
Outside to the Front

The property is set back from the road behind a brick boundary wall with wrought

iron trellising and the main garden is mainly paved for ease of maintenance with a paved pathway leading to the front door.

Outside to the Rear

There is a good sized attractively laid out rear garden with steps leading up to the shaped area of lawn with flower and herbaceous borders, raised flower and vegetable bed and to the rear there is a paved patio seating/entertaining area. Outside water tap, timber garden shed and brick built walls form the boundaries. There is rear pedestrian access via timber gate to the rear.



Ground floor
Approx. Floor Area 508 Sq.Ft. (47.2 Sq.M.)

1st floor
Approx. Floor Area 507 Sq.Ft. (47.1 Sq.M.)

Total Approx. Floor Area 1015 Sq.Ft. (94.3 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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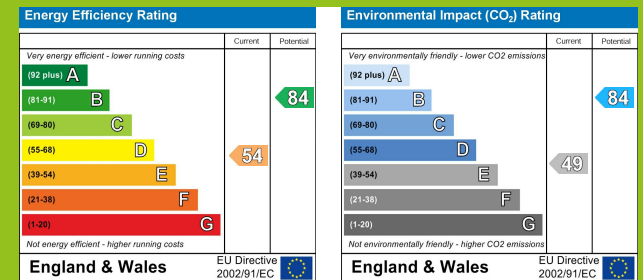
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