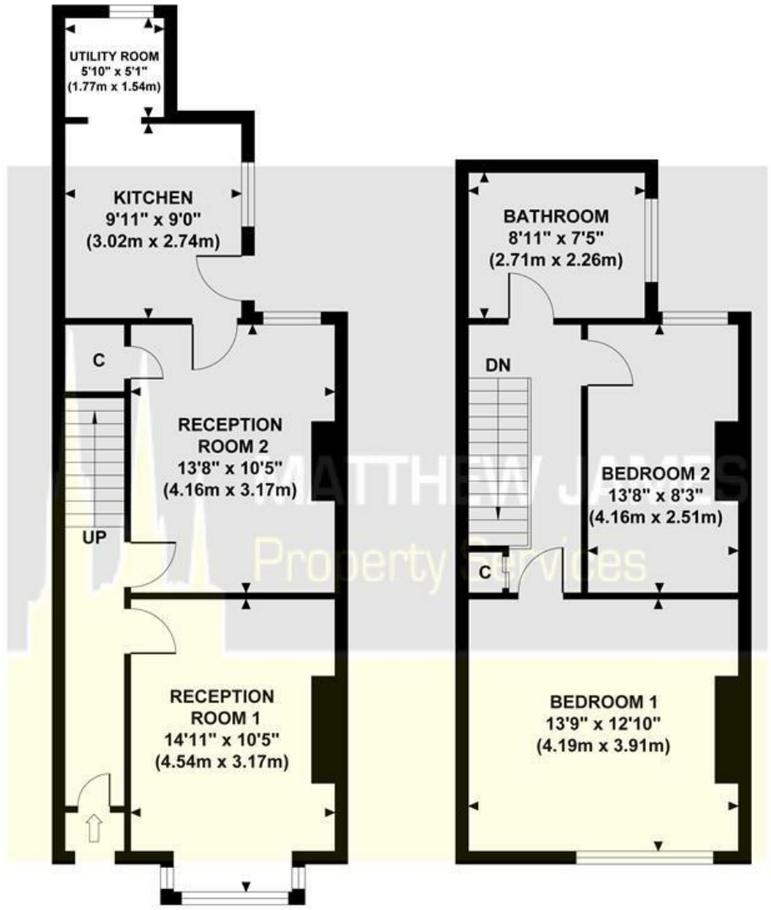
Floor Plan

SOVEREIGN ROAD

Approximate Gross Internal Area 939 sq ft / 87.2sq m

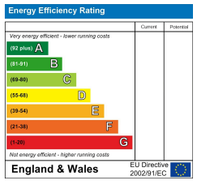


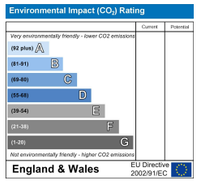
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 501 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 438 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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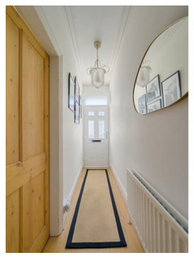


180b Sovereign Road

Earlsdon, Coventry CV5 6LU

Are you are looking for a property situated in the heart of Earlsdon, with lots of character that is ready to move into?... Then this is the home for you! Tastefully decorated throughout, you will feel at home as soon as you walk through the door, the current owners have highly improved the property yet still kept the original charm of the traditional home. Situated on Sovereign Road close to well regarded primary schools and within the catchment for excellent secondary schools, making this a great choice for a small family. Also within close proximity to Earlsdon high street, where you have all the local amenities you could ever need all with walking distance, including convenient stores restaurants and coffee shops, perfect for couples or working professionals.

The ground floor living accommodation flows nicely, entrance hallway, reception room/lounge with large bay window and a stunning feature fireplace. This room has a lovely cosy feel, ideal to relax after a long day at work. Down the hallway into the second reception room/dining room, again having a lovely feature fireplace and large understairs storage cupboard. Through to the kitchen which is fitted with plenty of storage cupboards and the benefit of a separate utility room with space for all your electrical appliances. To the first floor, hallway landing, bedroom one which is an impressive size room, high ceiling and two windows allowing lots of natural light into the room. Bedroom two, also a generous size double room, plenty of space for all your furniture and then the benefit of an upstairs modernised family bathroom.

£210,000

180b Sovereign Road

Earlsdon, Coventry CV5 6LU

2 1 1

- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE UPSTAIRS BATHROOM
- WELL MAINTAINED REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- HEART OF EARLSDON
- TWO RECEPTION ROOMS
- STUNNING FEATURE FIREPLACES
- TWO LARGE BEDROOMS
- KITCHEN WITH SEPARATE UTILITY ROOM
- IDEAL FIRST TIME HOME

Approach

Entrance Hallway

Reception Room One
14'11 x 10'5 (4.55m x 3.18m)

Reception Room Two
13'8 x 10'5 (4.17m x 3.18m)

Kitchen
9'11 x 9'0 (3.02m x 2.74m)

Utility Room
5'10 x 5'1 (1.78m x 1.55m)

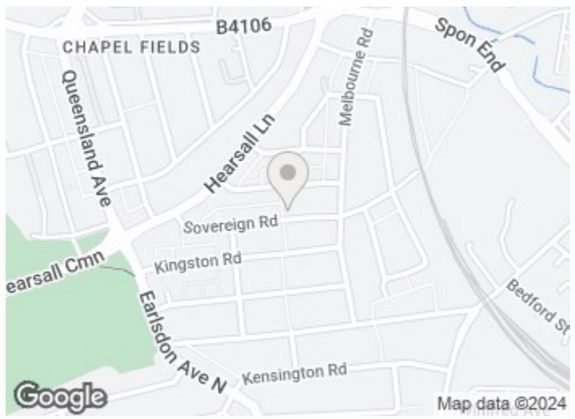
Hallway Landing

Bathroom
8'11 x 7'5 (2.72m x 2.26m)

Bedroom One
13'9 x 12'10 (4.19m x 3.91m)

Bedroom Two
13'8 x 8'3 (4.17m x 2.51m)

Rear Garden



Directions