



Rochester Road Earlsdon Coventry CV5 6AF
£485,000

Benburys
SALES AND LETTINGS

Introducing this exceptional family home in the sought-after location of Earlsdon. The property is on a large corner plot and features three generously sized bedrooms and two reception rooms. As you approach the property, you are greeted by a large driveway that can accommodate multiple vehicles. One of the standout features of this home is its incredible potential for expansion (subject to planning). With the possibility to extend both to the side and the rear, you have the exciting opportunity to customize the property to your needs.

NB - Part of the grounds are on a separate title and will be included in the sale.

Front of property

Pulling off the main road and onto the private drive, you are greeted with landscaped low level shrubbery, lawns and parking available for multiple vehicles in front of the property.

Porch

PVC double glazed door and windows. Spotlights, carpeted flooring and wooden inner door leading into the entrance hall.

Entrance hallway

12'11" x 6'5" (3.948 x 1.960)

Well presented space with wooden front entrance door, carpeted flooring, central heating radiator with doors off to lounge, dining room, kitchen and understairs cupboard. The stairs leading to the first floor are carpeted and have wooden handrail and balustrades.

Dining room

12'7" x 12'11" (3.86 x 3.94)

Spacious room with adequate space for furnishings, double glazed bay window, carpeted floors, double radiator and inset fireplace.

Lounge

15'0" x 11'5" (4.59 x 3.50)

Carpeted flooring, double central heating radiator, gas fire place with wooden surround. French doors open out into the private garden.

Kitchen

11'1" x 8'1" (3.39 x 2.48)

Fitted with range of matching high gloss wood and wall and base units including cupboards, drawers and chrome handles, built in gas hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces with complementing tiled splash back areas, with additional space for under counter fridge and freezer along with plumbing for washing machine, finished with ceramic tiled flooring. Central heating radiator and double glazed window to the side and rear aspect of the property and wooden door leading into the garden.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Stairs/landing

7'10" x 7'9" (2.401 x 2.377)

Having a really spacious and airy feeling the neutrally painted landing area has doors that lead to the bedrooms and bathroom, carpeted flooring and window to the side aspect.

Bathroom

7'1" x 8'0" (2.184 x 2.445)

Fitted with a white low level W.C, pedestal wash hand basin and fully tiled double shower cubicle with mixer shower and glass door. The rest of this fully tiled bathroom benefits from a central heating radiator with vinyl flooring, extractor fan and obscure window to front aspect.

Master bedroom

12'7" x 12'3" (3.86 x 3.74)

This good size double room enjoys built in wardrobes and space for other furniture with double central heating radiator, carpeted flooring and double glazed bay window overlooking the front aspect of the property.

Bedroom two

11'5" x 15'0" (3.50 x 4.59)

Another double room featuring built in wardrobes with double central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

Bedroom three

8'1" x 9'11" (2.48 x 3.03)

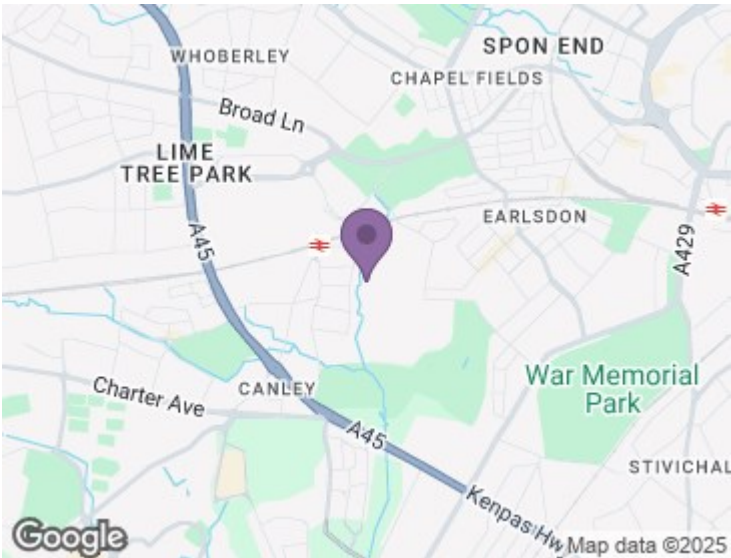
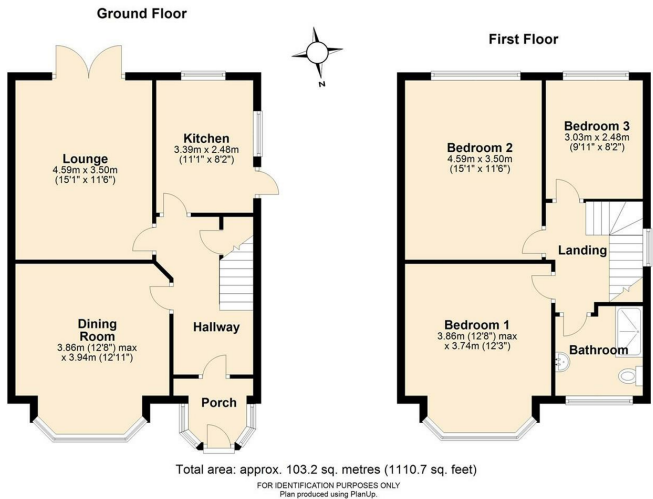
This room offers adequate proportions for double bed and wardrobe or could be used as a great office space. There is a central heating radiator, carpeted flooring, cupboard housing the boiler and a double glazed window overlooking the rear aspect of the property.

Garden

To the side and rear is an enclosed spacious garden mainly laid to lawn with shrub and tree borders, patio and side pedestrian gated access.

Agent Notes

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-40) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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