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Centaur Road  
CV5 6LG

# Centaur Road

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Nestled in the desirable area of Earlsdon, Coventry, this delightful mid-terrace house on Centaur Road offers a perfect blend of Victorian elegance and modern convenience. With two reception rooms, two spacious double bedrooms, and a well-appointed bathroom, this home is ideal for those seeking comfort, character, and style. As you enter through the dual-coloured front door, you are welcomed into a cosy reception room featuring a charming log-burning stove - perfect for chilly winter evenings. Currently used as an office, dining room, and music room, this versatile space is a hub of activity throughout the day and can be ideal for relaxed family meals and cosy evenings by the fire. It could also serve as a comfortable main lounge.

Adjacent is the current lounge that provides plenty of space for relaxing in an evening, with original feature open fireplace, garden views, and spacious under-stairs storage. The fully fitted galley kitchen provides ample space for appliances, and features a beautiful oak worktop, Belfast sink, and quarry tiled flooring, which flows into the utility area and convenient ground floor bathroom.

Upstairs, you'll find two newly refurbished generously sized double bedrooms, each offering a peaceful retreat that enjoys both the morning and evening sunshine. The front bedroom also benefits from a large built-in cupboard, creating convenient clothing storage. The property retains many original Victorian features which add character and charm throughout the home, including original wooden doors, exposed floorboards, quarry tiled flooring, and original fireplaces in each room. The current owner has lovingly maintained and improved the property, ensuring modern comfort has been considered too, with recently updated windows and doors throughout and a new boiler to maximise energy efficiency.

Outside, the landscaped rear garden is a true gem. Fully enclosed by mature shrubs and trees that erupt with colour in Spring and Summer, it provides a private oasis for relaxation and outdoor entertaining. The west facing garden has a paved patio area which benefits from the afternoon and evening sun, perfect for al fresco dining or enjoying a quiet moment with a good book.

This home is ideally situated within walking distance of Earlsdon High Street, Coventry City Centre, and the picturesque Hearsall Common, making it a prime location for both leisure and convenience. To truly appreciate the quality of the finish and the charm of this property, a viewing is highly recommended. Don't miss the opportunity to make this lovely house your new home.

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## Dimensions

### GROUND FLOOR

#### Living Room

3.43m x 3.45m

#### Dining Room

3.63m x 3.40m

#### Kitchen

2.72m x 1.96m

#### Bathroom

1.80m x 1.98m

### FIRST FLOOR

#### Bedroom

3.68m x 3.40m

#### Bedroom

3.48m x 3.45m

## Floor Plan



Total area: sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

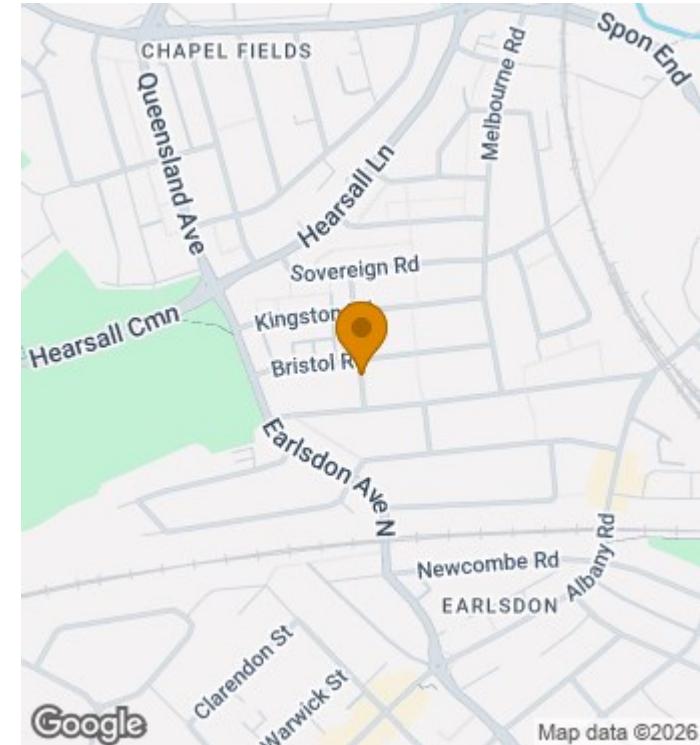
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

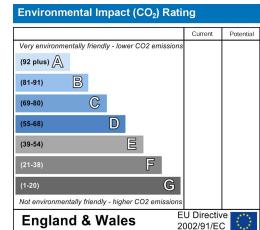
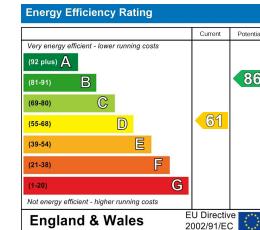
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC



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