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Moor Street  
CV5 6EQ



# Moor Street

## CV5 6EQ

Nestled in the desirable area of Earlsdon, Coventry, this exquisite two-bedroom townhouse on Moor Street presents a harmonious blend of modern elegance and practical living. Accessed through secure gated entry, the property ensures both safety and convenience, complemented by covered parking.

Upon entering, you are greeted by a spacious entrance hall that boasts ample built-in storage, a utility space, and a stylish boot room, all adorned with high-quality, durable flooring. The heart of the home is an impressive open-plan kitchen, dining, and living area, designed for both relaxation and entertaining. Expansive bi-fold doors seamlessly connect this space to a generous terrace, creating a perfect indoor-outdoor flow. A large skylight above bathes the room in natural light, enhancing its inviting atmosphere.

The first floor features two well-proportioned double bedrooms, each with its own contemporary en-suite and fitted wardrobes. Both bedrooms enjoy access to private balconies, providing a tranquil outdoor escape. A conveniently located guest cloakroom near the staircase adds to the home's practicality.

The top floor offers a versatile living area, ideal for unwinding or entertaining guests.

### THE LOCATION

Earlsdon is widely regarded as one of the most sought-after suburbs in South Coventry, offering an excellent range of local amenities alongside convenient access to major road networks and the train station. With highly regarded primary schools close by, it has long been a popular choice for families.

Residents benefit from the nearby War Memorial Park and Spencer Park, both providing attractive green spaces, while private tennis and golf clubs add to the area's appeal.

Moor Street is situated just off the main shopping street, with the property located towards Berkeley Road South.

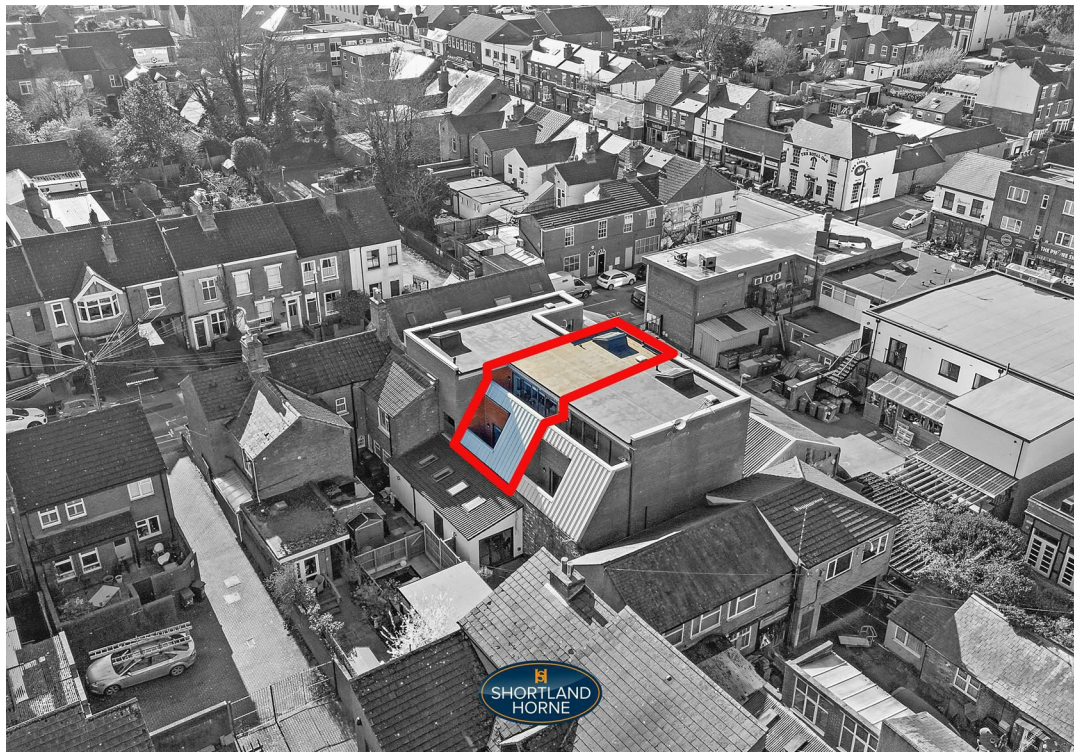
The train station is within easy walking distance for many, offering a convenient commute to London Euston in under an hour on some services. Coventry city centre is also accessible on foot, typically within 15–20 minutes.

Earlsdon boasts a vibrant social scene, with a variety of cafés, bars, and restaurants to enjoy. The area also benefits from its own theatre, library, and social club, fostering a strong sense of community that is hard to match.

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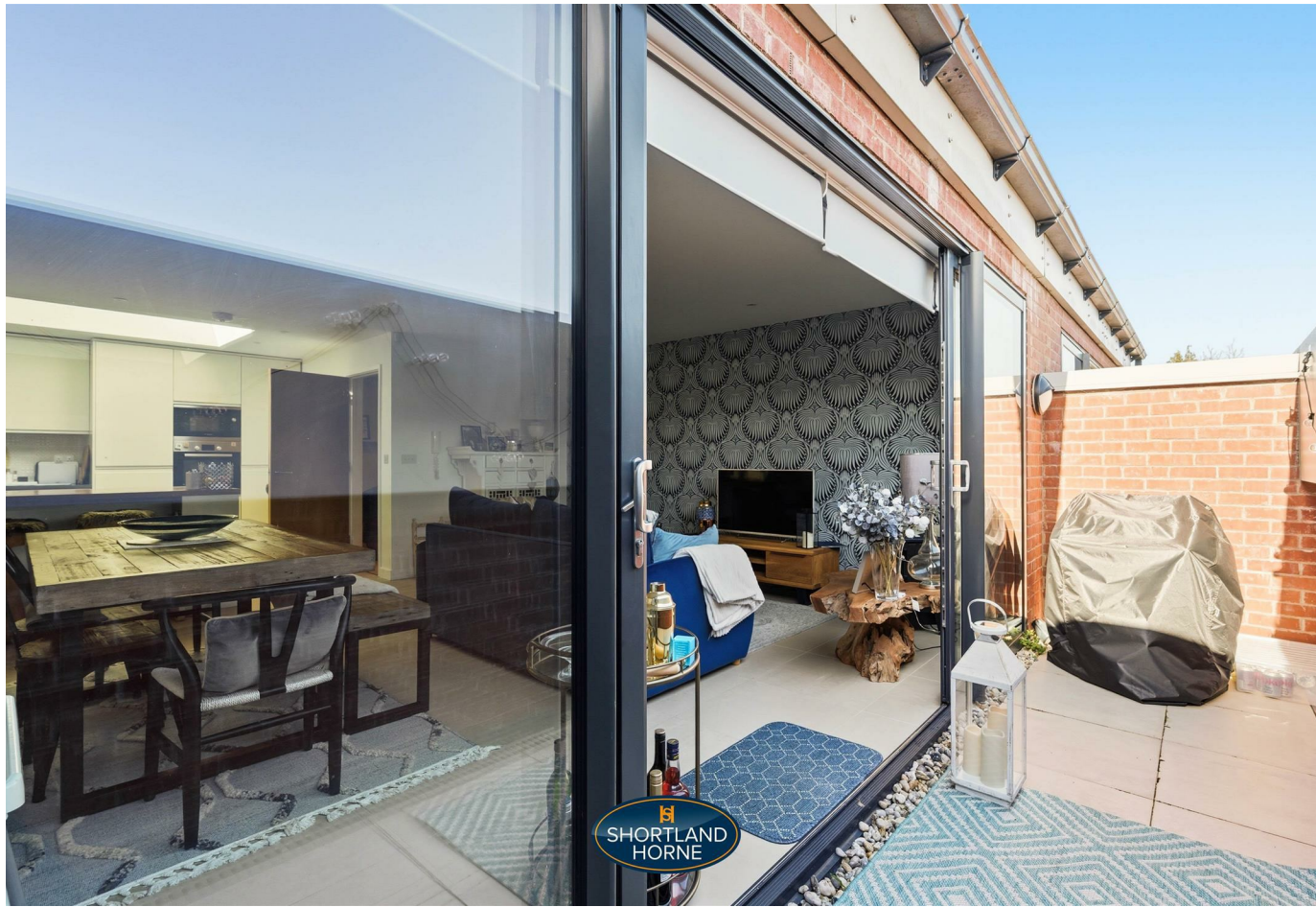
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## Dimensions

### GROUND FLOOR

Garage Parking  
4.24m x 3.56m

Utility Room

### FIRST FLOOR

Bedroom One  
4.95m x 3.76m

En-Suite

Balcony

Balcony

En-Suite

Bedroom Two  
3.56m x 3.25m

W/C

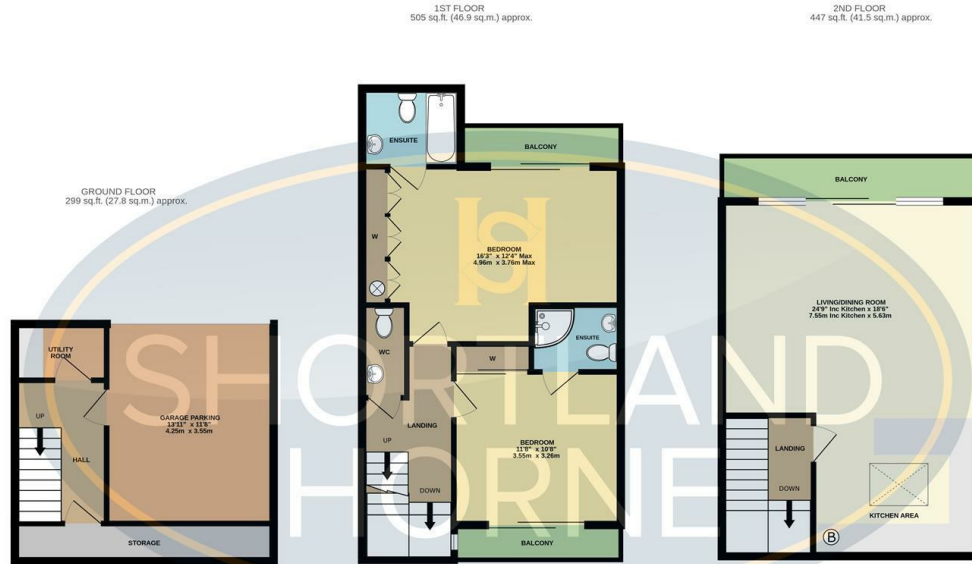
### SECOND FLOOR

Living/Dining Room  
7.54m x 5.64m

Balcony



# Floor Plan



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 Home.

**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 Home 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

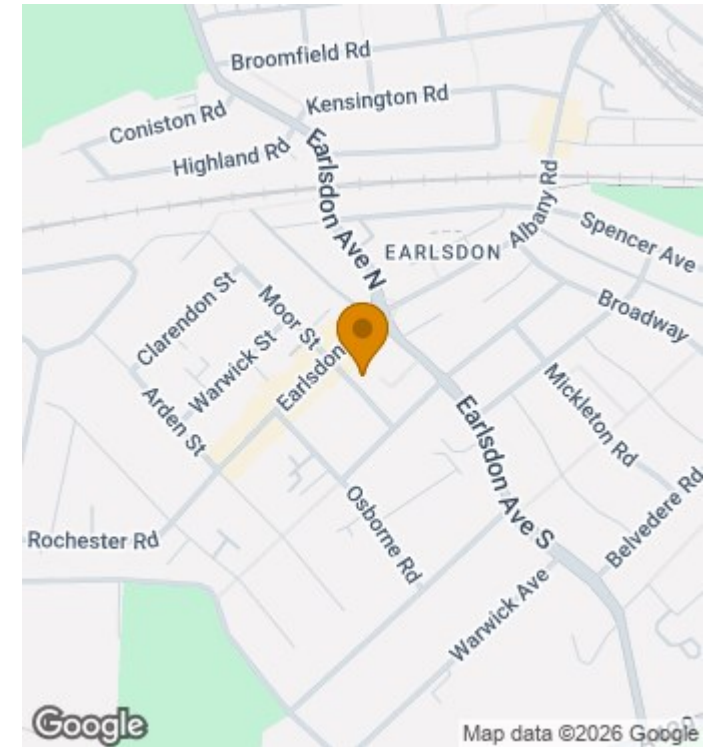
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

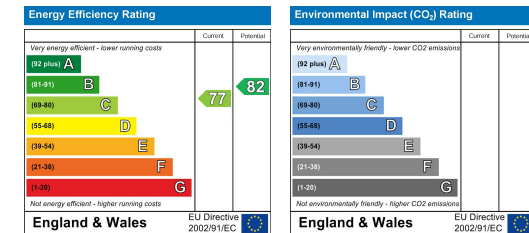
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home 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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