



Woodland Avenue  
Earlsdon, Coventry







# Woodland Avenue

## Earlsdon, Coventry, CV5 6DB

An imposing, traditional, semi-detached residence lying within this exclusive side-road, close to the Kenilworth Road. Offered with immediate vacant possession, the property includes many attractive features together with gas heating and double glazing, includes off-road parking with a very long carport to the side and garage beyond. Briefly the property enjoys a welcoming hallway, cloaks/utility room, front lounge, 17ft rear reception room and a well fitted kitchen. There are three generous bedrooms and newly fitted bathroom. The rear garden is very established. Earlsdon is a glorious suburb of the city, featuring a fashionable High Street showcasing a selection of popular independent shops, cafes, coffee shops and wine bars creating a unique 'village' atmosphere.





### Canopy Porch

with front entrance door having inset feature coloured leaded panel leading to

### Welcoming Hallway

**16'5 x 3'11 min (5.00m x 1.19m min)**

with 'Amtico' floor, dogleg staircase with handrail, front leaded double glazed window, under stairs storage cupboard, hot water radiator, dado rail and ceiling cornice

### Cloakroom/Utility

**5'11" x 5'1 (1.80m x 1.55m)**

in a white suite comprising basin with mixer tap and tiled splash back, WC, wall mounted 'Vaillant' boiler, space and plumbing for washing machine and side window

### Lounge

**14'5" into bay window x 11'11" (4.39m into bay window x 3.63m)**

with gas fire to chimney breast, leaded double glazed bay window, hot water radiator, picture rail and ceiling cornice

### Spacious Sitting Room

**17'3" x 11'0" (5.26m x 3.35m)**

having a feature period fireplace, double glazed double opening doors leading out to the patio and rear garden, 'Herringbone' parquet floor, picture rails and ceiling cornice

### Fitted Kitchen

**12'7" x 9'11" (3.84m x 3.02m)**

comprising work surfaces having an inset sink unit with mixer tap, comprehensive range of shaker style units comprising base units, drawers and wall cupboards, inset four ring gas hob having stainless steel splashback canopy housing the fan/light, larder unit housing the double oven, space for fridge freezer and slimline dishwasher, three double glazed windows enjoying views of the rear garden and door leading out to the car port, tiled splashbacks in modern and complementary ceramics, under unit lighting, feature floor to ceiling radiator and ceiling spotlights

### Half Landing

with a side leaded double glazed window, feature radiator and stairs to

### Landing

having a useful built in storage cupboard, dado rail and access to roof space

### Bedroom No.1 (front)

**12'11" x 11'11" into wardrobe recess (3.94m x 3.63m into wardrobe recess)**

with a comprehensive range of wardrobes comprising hanging rail and shelving and nest of five drawers, leaded double glazed window, feature radiator, two bedside reading lights and ceiling cornice

### Bedroom No.2 (rear)

**12'6" x 11'11" (3.81m x 3.63m)**

having a feature cast iron fireplace with wardrobes on either side with hanging rails and nest of four drawers, double glazed window, hot water radiator and ceiling cornice

### Bedroom No.3 (rear)

**9'11" x 8'11" into storage cupboard (3.02m x 2.72m into storage cupboard)**

with a storage cupboard housing the cylinder, two double glazed windows, hot water radiator and ceiling cornice

### New Bathroom

**6'6 x 6'6 min (1.98m x 1.98m min)**

in a modern white suite comprising basin with mixer tap, WC, bath with mixer tap and shower over, heated towel warmer, side double glazed window, tiled floor and walls and inset ceiling spotlights

### Outside

There is a lawned garden with flower borders and brick block driveway providing off-road parking leading to the Carport 32'6 x 8'4 providing covered parking for several vehicles, side door to the garden and leading to the Garage 16'6 x 8'6.

The rear garden features a paved seating/entertaining area perfect for alfresco dining with lighting, lawn, flower beds, mature trees and shrubs with well fenced boundaries.



Ground Floor



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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**City Centre**  
20 New Union Street  
Coventry, CV1 2HN  
**024 7622 2022**  
sales@payne-cov.com

**Earlsdon**  
221 Albany Road  
Coventry, CV5 6NF  
**024 7667 7000**  
earlsdon@payne-cov.com

**Daventry Road**  
165 Daventry Road  
Coventry, CV3 5HF  
**024 7650 3070**  
daventryroad@payne-cov.com

**Walsgrave Road**  
312 Walsgrave Road,  
Coventry, CV2 4BL  
**024 7645 5555**  
walsgrave@payne-cov.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>54</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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