



Shaftesbury Road  
Earlsdon, Coventry

**JohnPayne**  
ESTATE AGENTS





# Shaftesbury Road

## Earlsdon, Coventry, CV5 6FN

An attractively presented substantial halls together semi-detached family home offering three storey accommodation in the heart of Earlsdon. The property is ideally placed within easy walking distance of Earlsdon High Street as well as being close to Hearsall Golf Club and Beechwood Lawn Tennis Club. The property benefits from majority original sash windows and gas fired central heating and briefly comprises; an attractive front living room with feature fireplace, spacious separate rear sitting room also with feature fireplace, large kitchen/breakfast room with range of refitted modern units with integrated appliances, useful separate utility room and modern ground floor cloakroom. To the first floor there are three excellent double bedrooms along with an attractively refurbished modern family bathroom with feature roll top bath. On the second floor there is a large loft/attic bedroom with useful eaves storage space. Outside, there is a low maintenance gravelled front garden with side pedestrian access leading into an enclosed private rear garden with patio area. The garden itself is mainly lawned with a feature raised child's play area to the rear.





### Arched Recessed Porch Entrance

With original tiled floor and feature composite entrance door opening into:

### Through Reception Hall

With matching original tiled flooring, central heating radiator with cover, two ceiling light points, staircase leading off to the first floor with useful understairs cloaks space and storage cupboard and doors off to the following accommodation:

### Through Lounge/Sitting Room

### Lounge Area

**14'8" into bay x 13'5" (4.47m into bay x 4.09m)**

With deep feature sash bay window to the front elevation, two central heating radiators, feature fireplace with coal effect gas fire, ornate coving to ceiling, picture railing, TV aerial and doorway through to:

### Rear Sitting Room Area

**16'9" x 11'2" (5.11m x 3.40m)**

With feature fireplace, two central heating radiators, uPVC double glazed window to the side elevation, coving to ceiling, two ceiling light points, rear uPVC double glazed corner bay window incorporating a Georgian style uPVC double glazed door with feature stained glass side panel leading out into the rear garden.

### Spacious Kitchen/Breakfast Room

**overall 17'2" x 10'10" (overall 5.23m x 3.30m)**

Comprising: a comprehensive range of fitted units, worktop surfaces extending to two sides, inset single drainer sink unit with mixer tap and double door base cupboard below, integrated dishwasher, further range of two double door base cupboards, two four drawer base units, space for range cooker with splashback and cooker hood above, integrated fridge, tall two door pantry cupboard, matching two double and two single door wall units, feature sash window to the side elevation, central heating radiator, uPVC double glazed side window, two ceiling light points, inset ceiling spotlighting, uPVC Georgian style part double glazed door leading outside and doorway into:

### Utility Room

**5'4" x 8' (1.63m x 2.44m)**

With matching range of fitted units comprising: woodblock work surface, integrated freezer with single door base cupboard below, space and plumbing for domestic appliances, double and single door wall cupboards, central heating radiator, uPVC double glazed window and door leading through to:

### Ground Floor Cloakroom

With modern white suite comprising: corner wash hand basin, low level WC, half tiled walls, wall mounted 'Vaillant' gas fired combi boiler and uPVC double glazed side window.

### First Floor Landing

With staircase leading off to the second floor and doors off to the following accommodation:

### Bedroom One (Front)

**14'9" into bay x 17'5" (4.50m into bay x 5.31m)**

With large feature sash bay window to the front elevation, two central heating radiators, additional sash window, two ceiling light points and original feature fireplace.

### Bedroom Two (Rear)

**12'11" x 11'4" (3.94m x 3.45m)**

With sash window to the rear elevation, central heating radiator, original feature fireplace and feature picture railing.

### Bedroom Three (Rear)

**13'9" x 11' (4.19m x 3.35m)**

With uPVC double glazed window to the rear elevation, central heating radiator and feature picture railing.

### Modern Refurbished Fully Tiled Bathroom

With white suite comprising: roll top bath with mixer tap, shower attachment, separate mixer shower and rail and curtain, pedestal wash hand basin, low level WC, chrome heated towel radiator, sash window to the side elevation and fully tiled walls in attractive modern complimentary ceramics.

### Bedroom Four (Second Floor)

**15'1" x 17'5" (4.60m x 5.31m)**

With 'Velux' double glazed rear skylight, additional uPVC double glazed window to the side elevation, access to eaves storage space on both sides, access to loft space and central heating radiator.

### Outside

### To The Front

There is a gravelled front garden with shaped flower beds and paved pathway leading to the front door.

### To The Rear

A side paved pathway leads via a pedestrian gate into a fully enclosed rear garden with paved patio area to the side of the property having outside tap and light, a lawned garden with further outside lighting, substantial fencing to the side and rear and elevated rear child's play area being gravelled with part artificial grass and wooden garden shed.

### Council Tax

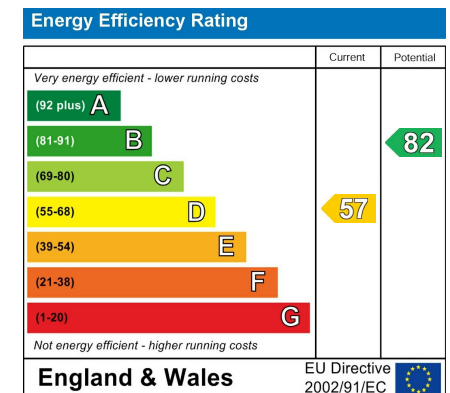
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