



Beechwood Avenue
Earlsdon, Coventry

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ESTATE AGENTS



Beechwood Avenue

Earlsdon, Coventry, CV5 6DF

An attractive, traditional, semi-detached family home situated in this highly sought after position, close to the Kenilworth Road and within easy access of the War Memorial Park, Hearsall Golf Club and Beechwood Lawn Tennis Club. The property benefits from double glazing with gas fired central heating and boasts a number of other attractive features including; exposed floorboards, feature fireplaces, bespoke stained glass entrance door, water softener system and high quality fittings throughout. The accommodation briefly comprises; reception hall, ground floor cloakroom, front sitting room with feature open fireplace, separate rear living room with feature fireplace and multifuel burner leading onto a conservatory/sunroom extension and leading into the extended kitchen/dining room, the kitchen having been comprehensively fitted with a range of units incorporating built-in and integrated appliances. On the first floor there are three good double bedrooms and a modern family bathroom with digital thermostatic shower. To the outside there is a small lawn fore-garden with block paved side driveway providing off road parking and side access leading through to an enclosed private well established lawn rear garden.



Approach

Entrance door with inset feature stained glass panels and matching top screen leads into:

Reception Hall

With cast iron radiator, solid oak flooring, further feature stained glass window, staircase off to the first floor with door to understairs cupboard below housing both the gas and electric meters and doors off to the following accommodation:

Ground Floor Cloakroom

With 'Villeroy and Boch' wash hand basin with mixer tap, low level WC, travertine tiled floor, heated towel radiator, extractor fan and obscure glazed side window.

Sitting Room (Front)

14'3" x 12'7" (4.34m x 3.84m)

With uPVC double glazed front bay window with top leaded light panels, feature cast iron radiator, feature cast iron antique open fireplace, exposed floorboards, coving to ceiling, two ceiling light points and TV aerial.

Living Room (Rear)

13'4" x 12'6" (4.06m x 3.81m)

With multifuel burner, cast iron radiator, exposed floorboards, TV aerial and double opening doors leading into:

Open Plan Dining/Conservatory

Conservatory Area

8'2" x 11'5" (2.49m x 3.48m)

With two feature designer radiators, travertine tiled floor, double glazed double opening doors leading out into the garden and polycarbonate roofing.

Extended Kitchen/Diner

19' x 9'9" (5.79m x 2.97m)

Kitchen Area

With comprehensive range of fitted units comprising; granite worktop surfaces extending to two sides, inset sink unit with mixer tap and filtered water tap, range of base cupboards with corner door base unit, drawer units, integrated dishwasher, integrated washing machine, space for tumble dryer, inset four ring induction hob with splashback and extractor hood above and wall mounted units with integrated microwave. On the opposite wall there is a comprehensive range of further storage units comprising; tall double door cupboards, pull-out pantry larder style

unit, integrated fridge with separate freezer, integrated double oven and grill with top and bottom cupboards, inset ceiling spotlights, uPVC double glazed side window and travertine tiled floor.

Dining Area

With double glazed window overlooking the garden, matching flooring, feature designer radiator and uPVC obscure double glazed side door leading out to side pedestrian access.

First Floor Landing

With uPVC obscure double glazed side window, access to the loft space with pull down wooden ladder (the loft is fully boarded and insulated with light installed and houses the gas fired central heating boiler and hot water cylinder) and doors off to the following accommodation:

Bedroom One (Front)

14'8" x 12'7" (4.47m x 3.84m)

With uPVC double glazed front bay window, central heating radiator and original feature fireplace.

Bedroom Two (Rear)

13'4" x 12'7" (4.06m x 3.84m)

With uPVC double glazed rear window, central heating radiator, original feature fireplace and picture railing.

Bedroom Three (Rear)

9'9" max x 9'9" (2.97m max x 2.97m)

With uPVC double glazed window and central heating radiator.

First Floor Bathroom

With modern white 'Villeroy and Boch' suite comprising; bath with mixer tap, digital shower and shower screen, pedestal wash hand basin, low level WC, heated towel radiator, fully tiled walls, fitted mirror with light and uPVC obscure double glazed front window.

Outside

To The Front

There is a shaped lawn front garden with flower borders, low level brick boundary walling, block paved driveway providing off road parking and side pedestrian gate providing access through to the rear garden.

To The Rear

The fully enclosed rear garden comprises; paved patio area, shaped lawn, flower borders, wooden garden shed, outside tap and power, sensor lighting, enclosed fencing and privet hedging.

Council Tax

Band D



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TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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