

BELVOIR!

Offers Over £520,000



26 Woodfield Road
, Coventry CV5 6AL

** NO ONWARD CHAIN ** A Rare Opportunity in the Heart of Earlsdon – Elegant Detached Family Home with Extension Potential. Nestled on an expansive corner plot within one of Earlsdon's most desirable and well-connected neighbourhoods, this distinguished detached home offers a rare blend of traditional family living with exciting opportunities for modernisation or expansion. Whether you are looking for a spacious, comfortable home to settle into, or a project to realise your vision, this property presents an exceptional chance for the discerning buyer to create something truly unique.

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ACCOMMODATION

Upon arrival, the property immediately makes an impression with its substantial driveway and the convenience of a double garage, offering ample parking space and secure storage. The home's charming exterior is complemented by its lush, beautifully maintained gardens that surround the property, providing an idyllic backdrop for outdoor entertaining or simply unwinding in your own private sanctuary.

Inside, the home boasts a warm, welcoming atmosphere with a thoughtful layout that maximises the space available. The living areas retain a timeless appeal, while a recently updated, sleek, and contemporary shower room introduces a modern touch, effortlessly combining style and practicality. Each room offers an abundance of potential, with the generous space inviting further enhancements or extensions – perfect for those with plans to tailor the home to their specific needs or tastes.

The garden spaces, which are a standout feature of the property, offer a tranquil escape from the hustle and bustle of everyday life. Whether you're hosting alfresco dinners with friends or enjoying peaceful moments with family, the garden provides a flexible outdoor living space that is as versatile as it is beautiful. The large double garage with its electric door further elevates the practicality of the home, ensuring convenient parking and ample storage for all your needs.

The home is ideally located within walking distance of the vibrant and cosmopolitan centre of Earlsdon, where you will find a diverse range of independent boutiques, charming cafes, and trendy restaurants. The area's excellent local schools make this property particularly attractive to families, while the nearby transport links provide easy access to Coventry and beyond. Here, you can enjoy the best of both worlds – the peaceful suburban setting paired with the buzz and convenience of city living.

This is a home that offers not only the comfort and charm of a family property but also the exciting prospect of future growth. With the space, potential, and location, this is an opportunity not to be missed.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the



Total Internal Living Area 123.43 square metres / 1,329 square feet
Plus Garage - 24.90 square metres / 268 square feet



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

