

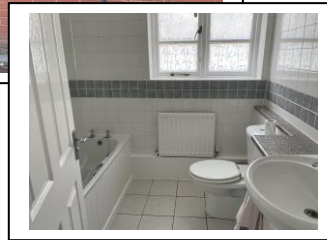
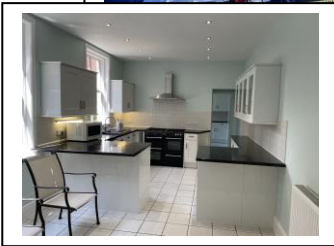
Paul Chillingsworth Homes

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📍 23 Warwick Row,
Coventry CV1 1EY



59 Albany Rd, Earlsdon, Coventry, CV5 6JU

Purchase Price £375,000

4-5 BED FAMILY HOME!

A superbly presented 4 bedroom semi-detached home that is perfect for the larger family. This spacious house is certainly a cut above the rest being superbly decorated throughout with 2 very good sized reception rooms and a further sitting area. There is a luxury modern fitted kitchen which includes a utility room and a family bathroom consisting of a bath and shower. Upstairs you will find a large shower room and 4 good sized bedrooms with the main bedroom benefiting from a feature fireplace. Outside consists of a small garden to the front and a low maintenance good sized garden to the rear. With local amenities only a short walk away this property provides excellent transport links and is located close to Coventry City Centre.

Location: Albany Rd runs off The Butts, near to the Ring Road J 7

For Sale



Recessed Porch	Giving access to:
Hallway	With tiled flooring, with ceramic tiled flooring, radiator,
Lounge	16'3" into bay x 12'2" (4.95m into bay x 3.71m) - Having a sealed unit double glazed sash style bay window with coved ceiling, two radiators:
Dining room	12'0" x 10'4" (3.66m x 3.15m) - With coved ceiling, telephone point and radiator.
Superb Living Kitchen	18'10" x 10'9" (5.74m x 3.28m) - The Sitting Area has ceramic tiled flooring partly glazed door to garden and cupboard housing the Main combi gas combination boiler. There is a part division with base units and work surfaces leading into a Kitchen Area with granite effect working surfaces and a comprehensive range of base cupboards and drawers in contrasting white finish, twelve down lighters to ceiling, tiled wall surround areas, space for range style gas cooker and having a white extractor canopy above. A lobby gives access to:
Ground Floor Bathroom	With white panelled bath vanity unit with inset wash basin and base cupboard, mottled working surface with close couple w.c. White tiled walls with grey relief strip, ceramic tiled flooring, sealed unit double glazed window and radiator.
Utility Room	9'8" x 4'7" (2.95m x 1.40m) - Having a single drainer stainless steel sink unit with mixer tap, with granite style working surface, built-in units with space for appliances, wall unit with concealed illumination, ceramic tiled flooring, sealed unit double glazed window and further storage cupboards. There are three down lighters to the ceiling.
First Floor	
Large Landing	With balustrade to staircase, two-tone finish walls, access hatch to loft area and radiator.
Bedroom 1	16'3" into bay x 15'8" (4.95m into bay x 4.78m) - Having a fireplace feature with white surround and tiled hearth with black inner and living flame gas fire. There are two radiators and a dado rail to walls together with coved ceiling and sash style bay and smaller window.
Bedroom 2 (Middle)	11'10" x 10'3" (3.61m x 3.12m) - With sash style window, coved ceiling and radiator.
Bedroom 3 (Rear)	With two wardrobes, central heating radiator, two light points to the coved ceiling.
Bedroom 4	– with central heating radiator.
Bathroom	With white suite comprising corner shower cubicle with thermostatic shower, pedestal wash basin and low flush w.c. There are tiled wall areas in white with contrasting strip relief, opaque sash style window, cushion flooring, wall mounted mirror and radiator.
Outside	Gardens – Fore garden with access pathway and side entrance being laid out with a number of shrubs and there is a landscaped rear garden with slabbed and stoned area being patio style with walled and fenced boundaries and having a rear pedestrian access

GENERAL INFORMATION

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

Viewing Call: **PAUL CHILLINGSWORTH HOMES** on **024 7625 8492**

Tenure We are advised by the owner that the property is Freehold

Council tax band - D

EPC rating - D



Ground floor

First floor

For identification purposes- Not to scale

**Paul
Chillingsworth
Homes**

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Call us on 02476 258492**