



Huntingdon Road, Earlsdon, Coventry. CV5 6PU

£550,000

- Beautiful Georgian Semi Detached House
- Four Generous Bedrooms And Two Bathrooms
- Through Lounge With Ornate Fireplace
- Majority Quality Double Glazed Sash Windows
- Gas Central Heating System
- Close To Spencer Park & The War Memorial Park
- EPC Rating E
- Walled Rear Garden And Patio
- Fitted Kitchen With Integrated Appliances
- Many Original Features Throughout

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Located on the charming Huntingdon Road in Coventry, this handsome Georgian semi-detached house, built in 1912, offers a delightful blend of period elegance and modern living. Spanning an impressive 1,614 square feet, the property boasts a dual aspect spacious sitting room, separate dining/breakfast room making it perfect for entertaining guests or enjoying family time. With four well-proportioned bedrooms that are arranged over two floors, there is ample space for a family or those seeking a comfortable home office.

The house features two bathrooms, ensuring convenience for all residents. One of the standout aspects of this property is its walled rear garden, providing a private outdoor sanctuary for relaxation and recreation. The garden is an ideal space for summer barbecues or simply unwinding with a good book.

Located close to Spencer Park, residents can enjoy the beauty of nature right on their doorstep. Additionally, the vibrant Earlsdon village centre is just a stone's throw away, offering a variety of shops, cafes, and local amenities that contribute to a lively community atmosphere and no forgetting the close proximity to Coventry Train Station.

This property retains many original features, adding character and charm that is often sought after in homes of this era. With its prime location, spacious layout, and historical significance, this Georgian semi-detached house is a rare find in Coventry, making it an excellent choice for those looking to invest in a beautiful family home.



Council Tax Band: E



Recessed Porch

With original Minton tiled floor and panelling. Leaded and stained entrance door leads into the reception hall.

Reception Hall

Continuation of the Minton tiled floor, twin radiators and dado rail. Staircase rises to the first floor landing, ceiling cornicing and door leading off to.

Through Lounge

11'5" x 23'10"

The lounge has engineered wood flooring, sash bay window to the fore, further sash window to the side and French doors to the rear. There are two tiled cast iron fireplaces with matching hearths, Adams style surrounds that have ornate grates. Dado rails and twin radiators.

Breakfast Room

13'5" x 10'4"

Having a sash bay window to the side, quarry tiled floor and a built in pantry and drawer unit. Further Welsh dresser, radiator and an open ornate fire with an Adams style surround and a cupboard to the chimney recess. Door into the fitted kitchen.

Fitted Kitchen

13'3" x 10'4"

Comprehensively fitted with a range of whisper grey wall and base units. The base units include pan drawers and has a granite countertop with matching upstands and a sink unit set beneath the double glazed window to the rear. Plumbing for automatic washing machine and a dishwasher. Space for an upright fridge freezer and a built in electric fan assisted oven with an induction hob, brushed steel splashback and an extractor canopy. Laminate floor, radiator and a door and window to the side.

Landing

Accessed from an easy tread staircase and having a dado rail, radiator, stairs to the second floor and stripped doors off to

Bedroom One

11'4" x 17'2"

Having a sash bay window to the fore with a further window. Picture rail, ornate cast iron fireplace and a radiator.

Bedroom Two

12'5" x 11'3"

Engineered wood flooring, radiator and sash windows to the side and rear. Ornate fireplace and picture rail.

Bedroom Three

13'8" x 10'4"

Sash window to the rear with a radiator beneath and an ornate cast iron fireplace.

Shower Room

Refitted with a white suite that consists of a corner shower cubicle with Burlington rainfall shower, close coupled wc and a pedestal wash hand basin. Victorian style tiling to walls and floors. Radiator, sash window to the side, extractor and a medicine cabinet.

Bathroom

Having a panelled bath with thermostatic shower over with screen, close coupled wc and a pedestal wash hand basin with a medicine cabinet over. Victorian styled tiling to walls and floor, heated towel rail and a sash window.

Second Floor Landing

Having a large storage area and door off to

Bedroom Four

Having velux windows to front and rear, eaves storage and a radiator.

Rear Garden

Leading directly off the house is a flagstone patio and pathway that leads to the front of the house. The garden is enclosed with walled boundaries and the formal lawn has raised brick planters. At the head of the garden is a flagstone sun lounge area with timber shed and pergola. There is outside power and tap.

Parking

Huntingdon Road operates parking permits through Coventry City Council

Tenure

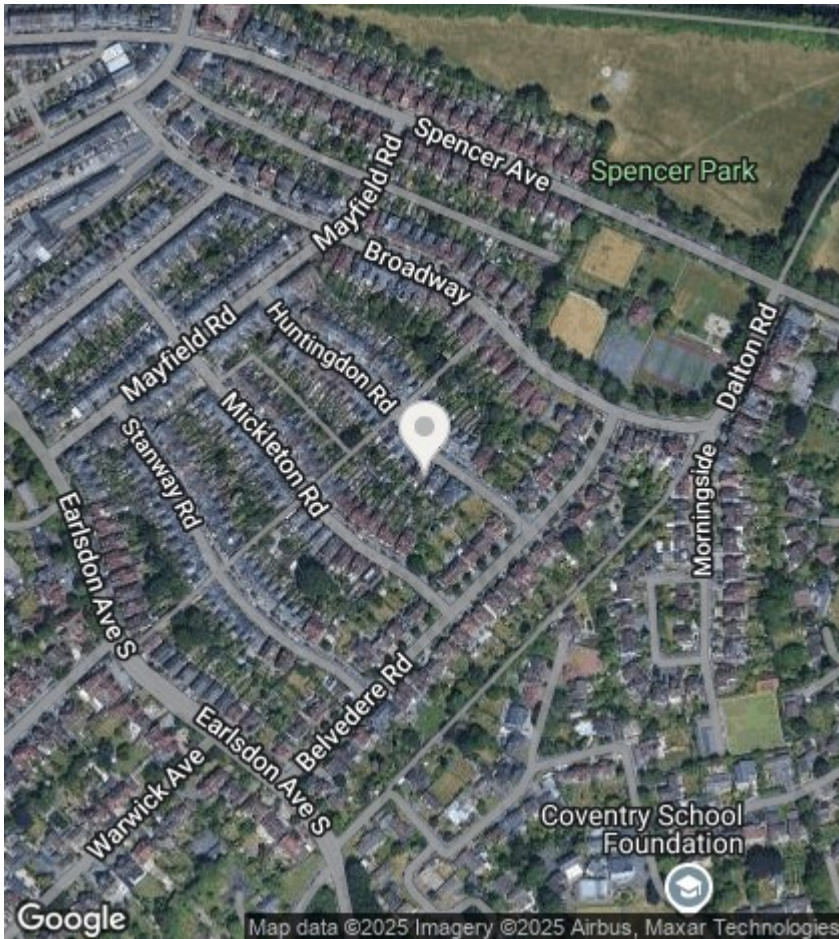
The property is Freehold

Services

All mains services are connected

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 169.9 sq. metres