

Berkeley Road North, Coventry, West Midlands. CV5 6NY

£310,000 Freehold

FOR SALE



bayzos.

Bayzos Estate Agents
Fillongley, CV7 8DX

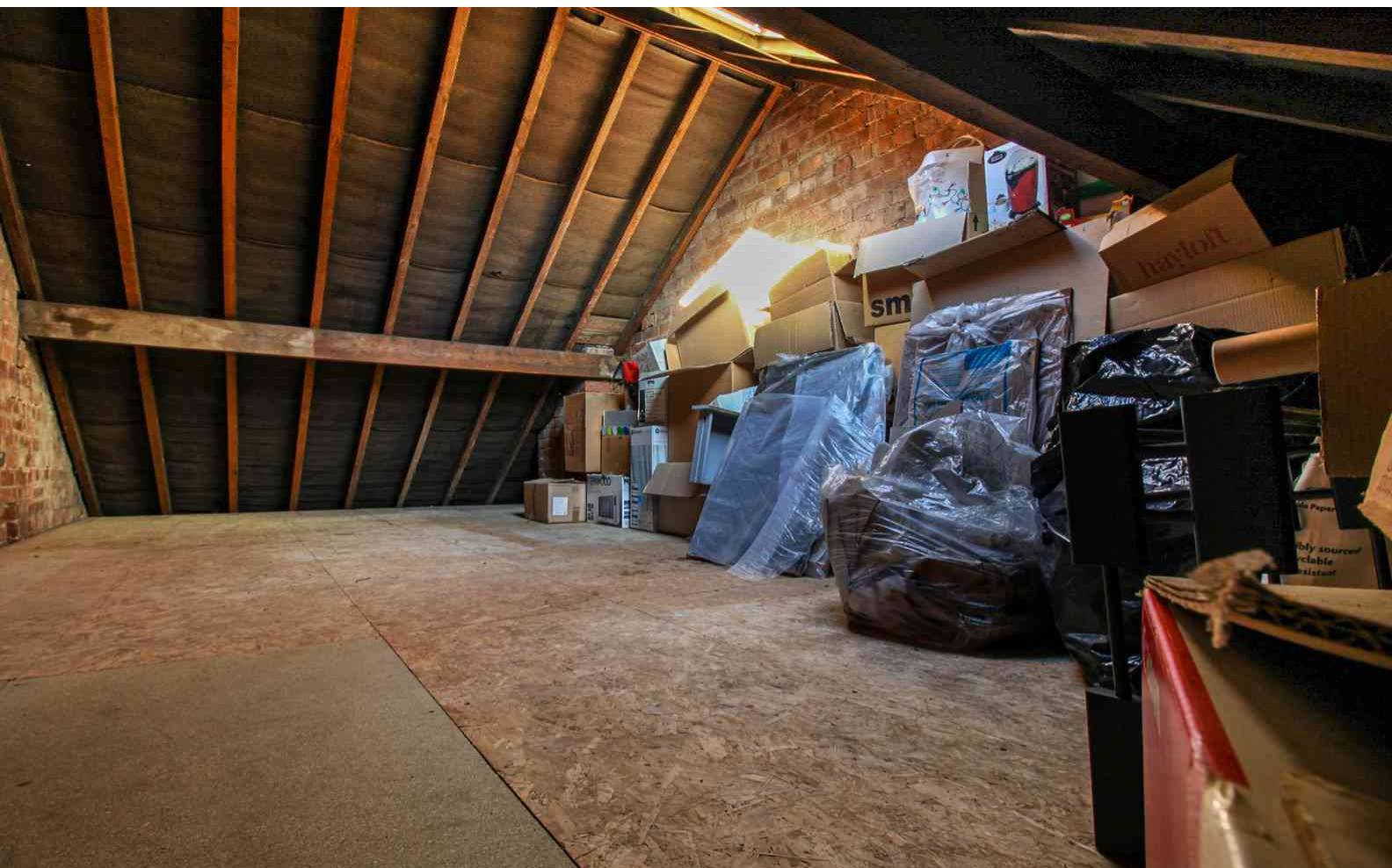
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PROPERTY SUMMARY

Period Home | Sought After Location of Earlsdon | Close Proximity to Coventry Train Station | 3 Double Bedrooms | Potential for Loft Conversion STPP | Generous Storage Areas Including Loft | Downstairs & Upstairs W/C | Utility | South Facing Garden | Approx. Total Floor Area 96 Sq. M. | EPC Rating D Potential C

FEATURES

- Sought After Location of Earlsdon
- Close Proximity to Coventry Train Station
- 3 Double Bedrooms
- Potential for Loft Conversion STPP
- Immaculately Presented Throughout
- Generous Storage Areas
- South Facing Garden
- EPC Rating D Potential C
- Downstairs & Upstairs W/C
- Approx Total Floor Area 96 Sq. M.



PROPERTY DESCRIPTION

Property Location

Earlsdon, often considered one of the most desirable suburbs in South Coventry, offers a wealth of local amenities as well as easy access to main roads and the train station. With well regarded primary schools within very easy reach, Earlsdon has always been a popular location for families. The close proximity of the beautiful War Memorial Park and Spencer Park offer certain appeal with private tennis and golf clubs also situated within the suburb itself.

The train station, a short walk away for many, allows an easy morning commute, sometimes in less than one hour, to London Euston and the city centre is also only a fifteen-twenty minute walk from most Earlsdon addresses.

For dining and socializing, coffee shops, bars and restaurants abound.

With its own theatre, library and social club Earlsdon really does offer a community spirit that's hard to match.

Berkeley Road North sits off Earlsdon Avenue South and is the last right turn prior to the "Clock" roundabout adjacent to The City Arms and the Earlsdon Methodist Church.

ROOM DESCRIPTIONS

Room Measurements

Room dimensions and total floor areas are included within our floor plan

Additional Information*

Approx. Annual Gas: £700

Approx. Annual Electricity: £800

Approx. Annual Water & Drainage: £150

Nearest Bus Stop: Few minutes walk. Goes station, Warwick Uni, Kenilworth & Leam.

How Old is the Property: Built in 1910

How Long Have the Current Owners Lived at the Property: 10 years 9 months

Approx Total Floor Area: 96 Sq. M.

Loft: Fully insulated, fully boarded with a velux window, light and ladder

Windows: Double glazing throughout installed in 2018

Heating System: Gas combi boiler installed in 2018

Boiler Location & Service: Kitchen, serviced in November 2023

Fuse Box Location: Front room in cupboard

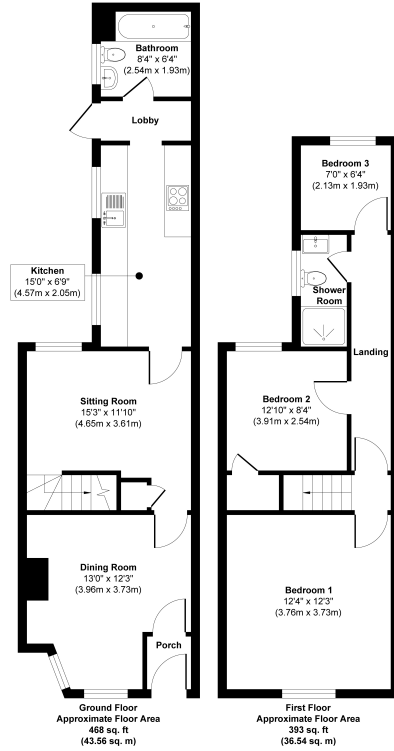
Garden Orientation: South

*Please verify these details through the conveyancing process



FLOORPLAN & EPC

31 Berkeley Rd N FP



Approx. Gross Internal Floor Area 861 sq. ft / 80.10 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

