

ENTRANCE LOBBY

HALLWAY

CLOAKROOM WC

SITTING ROOM

14' 5" x 12' 5" (4.39m x 3.78m)

LOUNGE

17' 5" x 13' 11" (5.31m x 4.24m)

OPEN PLAN KITCHEN DINER

29' 3" x 21' 1" max  
(8.92m x 6.43m max)

UTILITY ROOM

8' 3" x 4' 5" (2.51m x 1.35m)

FIRST FLOOR LANDING

MASTER BEDROOM

15' 1" x 14' (4.6m x 4.27m)

ENSUITE

BEDROOM

14' 5" x 12' 6" (4.39m x 3.81m)

BEDROOM

12' 4" x 12' 3" (3.76m x 3.73m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM

14' 5" x 12' 6" (4.39m x 3.81m)

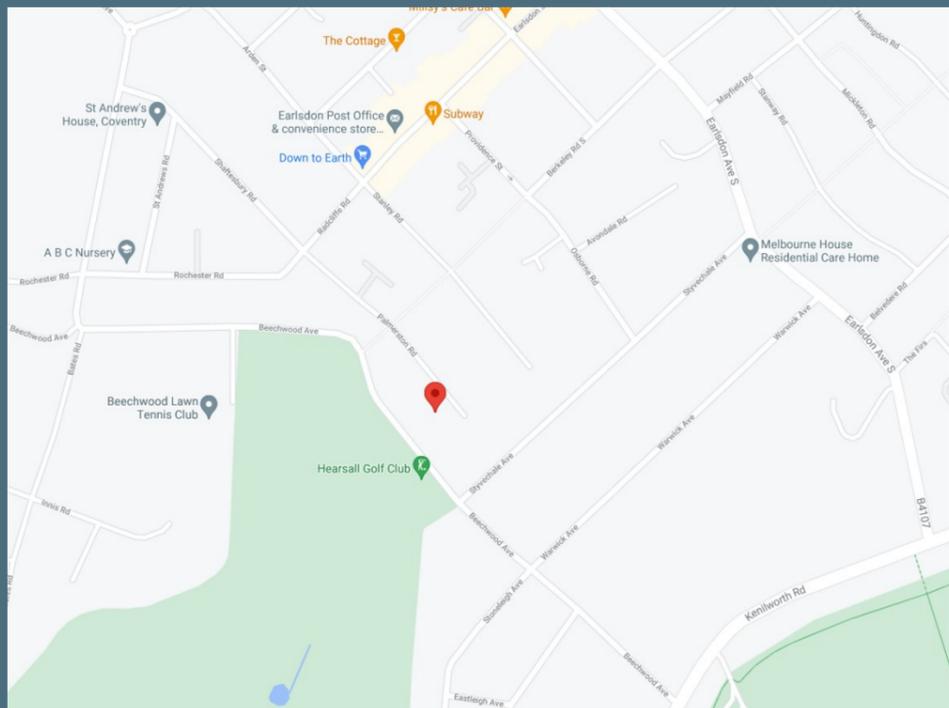
BEDROOM

14' 10" x 13' 1" (4.52m x 3.99m)

SHOWER ROOM

DOUBLE TANDEM GARAGE

30' 6" x 10' 2" (9.3m x 3.1m)



**IMPORTANT NOTICE**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



**yeoman&owen**  
ESTATE AGENTS

**30 Beechwood Avenue**

Earlsdon, Coventry, CV5 6QG

**£725,000**



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**£725,000**

**30 Beechwood Avenue  
Earlsdon, Coventry, CV5 6QG**

- Spacious Detached Three Storey Family Home
- Sought After Location
- TWO Reception Rooms
- Impressive Open Plan Kitchen Dining Room
- FIVE DOUBLE BEDROOMS
- En-Suite, Family Bathroom & Shower Room
- Large Driveway & Double Garage
- Garden & Patio To The Front & Rear
- Freehold
- Council Tax Band G
- EPC Rating E

**Viewing is strictly by appointment**



### Property Description

An imposing and extended spacious three storey detached family home in a sought after location overlooking Hearsall Golf Club. Close to all local amenities, Coventry Train Station and easy access to the motorway network. The property is well presented throughout, and benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: entrance lobby, hallway, cloakroom WC, TWO RECEPTION rooms with feature fireplaces, a well appointed open plan kitchen dining room with fitted appliances with bi-fold doors leading to the patio area and a utility room. On the first floor a landing THREE DOUBLE BEDROOMS, en-suite shower WC and luxurious family bathroom WC. On the second floor a landing TWO FURTHER DOUBLE BEDROOMS and a shower room WC. Outside there is access to a large shale driveway via Beechwood Avenue, substantial lawn and block paved patio area. Brick built tandem garage with an inspection pit. Driveway with access via Palmerston Road, further lawn and patio.

