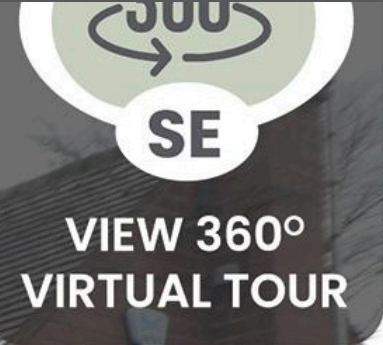


Offers over £590,000  
Innis Road, Beechwood Gardens, Earlsdon, CV5 6AX



VIEW 360°  
VIRTUAL TOUR



**3**  
Bedrooms

**2**  
Bathrooms



**\*\*RARE FIND\*\*LARGE GARDEN PLOT BACKING ONTO HEARSALL GOLF CLUB\*\*NO ONWARDS CHAIN\*\*** A spectacular three-bedroom detached bungalow located in the exclusive sought-after area of Beechwood Gardens, Earlsdon. Within easy reach of the War Memorial Park, Coventry train station and Earlsdon high street.

Briefly comprising of entrance hallway, modern fitted kitchen with integrated oven, fridge, dishwasher and induction hob, utility room, dining room, three double bedrooms all with built in storage and the master benefiting from an ensuite shower room with electric shower, white suite family bathroom with a shower over the bath, lounge with feature gas fireplace and conservatory. Outside to the front is a driveway for off road parking, garage with electric supply, to the rear is a mature garden with patio area and wooden shed, The rear of the property backs to Hearsall Golf Club, with 18 holes set in approximately 96 acres of tree lined fairways.

Other features include all three bedrooms overlooking the rear garden, double glazing, gas central heating, alarm system, no onwards chain, the potential opportunity for further extension subject to planning. EPC E.

Good to know:

Probate applied for and expected to be granted mid/end of August

Council tax band E - £2455

Please see our virtual 360 viewing and call the office for a physical viewing.

Measurements in feet.

Lounge – 17.38ft X 11.95ft

Kitchen – 10.20ft X 14.01ft

Utility Room – 6.08ft X 13.75ft (Boiler location – serviced in 2021)

Conservatory – 12.07ft X 10.55ft

Bathroom – 5.11ft X 6.04ft

Dining area – 8.67ft X 13.27ft

Bedroom 1 – 13.95ft X 11.88ft

Ensuite – 8.66ft X 3.97ft

Bedroom 2 – 13.16ft X 8.83ft

Bedroom 3 -20.55ft X 8.69ft





Total Area: 152.52m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 