

JULIE PHILPOT

RESIDENTIAL



95 Poplar Road | Earlsdon | Coventry | CV5 6FX

£285,000

Situated just off Earlsdon High Street, a beautifully presented three bedroom semi-detached family home with many charming and character features. There is a particularly spacious lounge/dining room, open plan and well fitted kitchen, three bedrooms and a refitted shower room to the first floor. Outside there are neatly laid out and well tended gardens. Viewing highly recommended.

- Popular and Convenient Location
- Three Bedrooms, First Floor Shower Room
- Spacious Lounge/Dining Room
- Well Fitted Kitchen
- Beautifully Presented Throughout



Property Description

ENTRANCE PORCH

Recess porch having a composite front entrance door to:

ENTRANCE HALLWAY

Being naturally lit by a side double glazed window, having a staircase with balustrade leading to the first floor, understairs storage cupboard, further side double glazed window, two radiators and ceramic tiled floor.

LOUNGE/DINING ROOM

26' 6" max into bay x 10' 7" (8.08m x 3.23m)
Having inset feature multi fuel burner set onto a raised hearth, front double glazed bay window and rear double glazed double opening doors leading out to the patio and rear garden, three radiators, quality wood laminate flooring and television aerial point.

WELL FITTED KITCHEN

13' 5" x 5' 4" (4.09m x 1.63m)
Comprising rolltop work surfaces having an inset single drainer stainless steel sink unit with swan neck mixer tap over, a comprehensive range of gloss fronted units comprising base units, drawers and wall mounted cupboards with fitted wine rack, inset four ring Cooke & Lewis gas hob with oven below having stainless steel glass canopy over, space and plumbing for automatic washing machine, fridge freezer and dishwasher, rear and side double glazed windows, wall mounted Maine gas fired central heating boiler, tiled floor and tiled splashbacks.

FIRST FLOOR LANDING

Having access to roof void.

BEDROOM ONE

11' 11" max x 8' 3" min (3.63m x 2.51m)

Having front double glazed window and radiator.

BEDROOM TWO

12' 8" x 8' 11" (3.86m x 2.72m)

Having double glazed window overlooking the rear garden, radiator and grey wood laminate floor covering.

BEDROOM THREE

12' 7" x 6' 6" (3.84m x 1.98m)

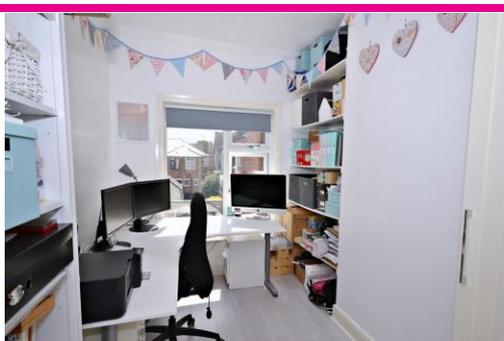
Having range of quality built in wardrobes, radiator, rear double glazed window and grey wood laminate flooring.

SHOWER ROOM

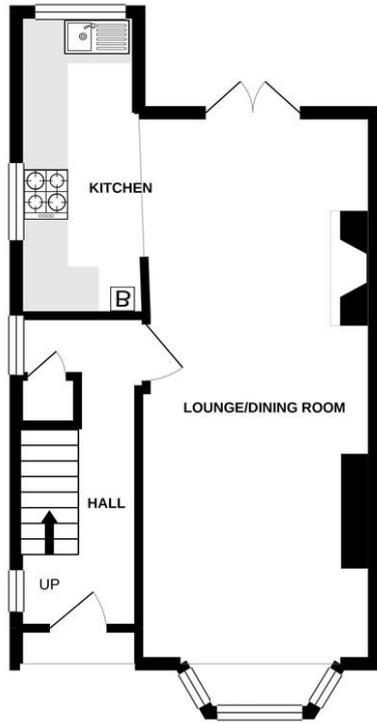
Having a modern white suite comprising vanity unit with inset wash hand basin with mixer tap over and cupboard below, low level w.c. with concealed cistern, corner shower cubicle with fitted shower, tiling around the base and shower areas, Karndean floor, heated towel rail, radiator, front double glazed window and ceiling extractor fan.

OUTSIDE

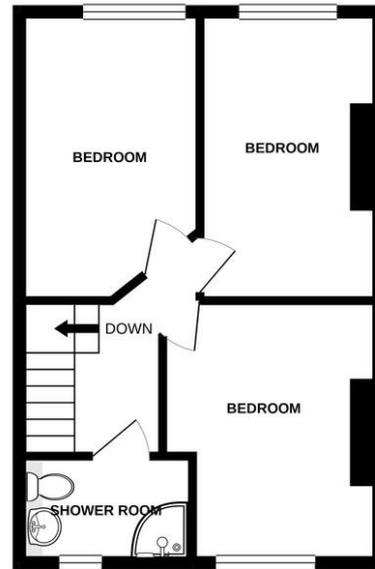
The rear garden is attractively laid out with a paved patio area, shaped lawn with surround flower and herbaceous borders, raised flower/vegetable bed, useful timber shed and personal side access via a pedestrian gate leading to the front of the property. Brick and timber fencing form the boundaries.



GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency:

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements