MATTHEW JAMES
Property Services

172 Old Church Road, Coventry, CV6 7PG
£245,000

THREE DOUBLE BEDROOMS... BASED OVER THREE FLOORS... MASTER EN-SUITE... GARAGE... OFF ROAD PARKING... GROUND FLOOR WC... KITCHEN DINING ROOM... PERFECT FOR THE FIRST TIME BUYER... CUL-DE-SAC LOCATION... LEASE OF 988 YEARS (AND JUST £150.00 PER YEAR ESTATE CHARGE). Located along side Old Church Road in Little Heath, this lovely townhouse presents an excellent opportunity for first-time buyers seeking a comfortable and modern home. Spanning three well-designed floors, the property boasts three spacious double bedrooms, including a master en-suite shower room, ensuring privacy and convenience for the occupants.

The ground floor features a welcoming kitchen and dining room, perfect for entertaining family and friends or enjoying quiet meals at home. Additionally, a convenient ground floor WC adds to the practicality of the layout. The property is equipped with PVCu double glazing and gas central heating, providing warmth and energy efficiency throughout the year.

For those with vehicles, the property offers off-road parking for two motor vehicles, along with the added benefit of a garage, making it easy to store belongings or provide additional parking space.

This property is ideally situated in a friendly neighbourhood, making it a perfect choice for those looking to establish their first home in a vibrant community. With its blend of modern amenities and thoughtful design, this property off Old Church Road is a must-see for anyone looking to make a wise investment in their future. Call us now to book your immediate viewing!

Front Garden / Approach

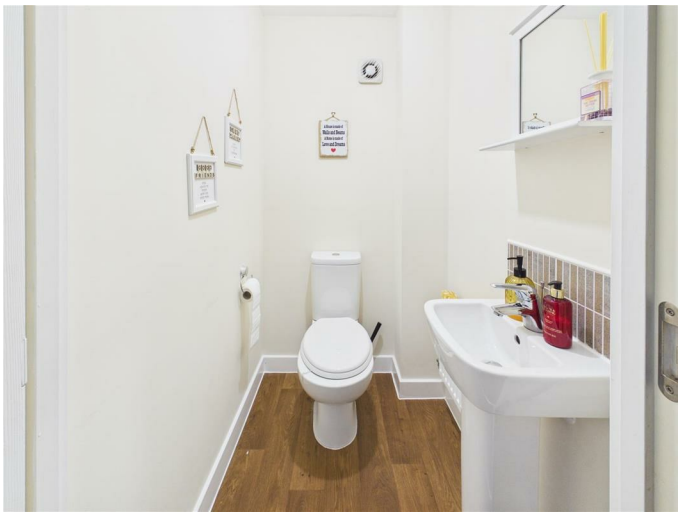
Having off road parking and planted beds to the front.

Storm Porch
Having a further door to the:

Living Room
14'9 x 11'10 (4.50m x 3.61m)

Having a PVCu double glazed window to the front elevation.

Ground Floor WC

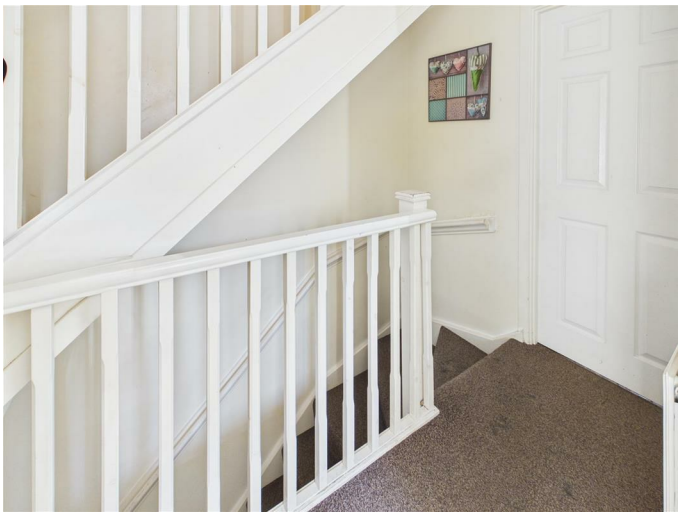


Having a low level flush WC and wash hand basin, extractor and tiling to a splash prone areas.

Kitchen / Dining Room
11'10 x 8'11 (3.61m x 2.72m)

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top worksurface over, space and plumbing for a washing machine, space for a fridge freezer, oven with hob and extractor over and dining area.

First Floor Landing



Having balustrade, stairs off to the second floor and doors off to:

Bedroom Two
11'10 x 10'6 (3.61m x 3.20m)

Having a PVCu double glazed window to the front elevation.

Bathroom

Having a PVCu double glazed window to the side elevation, panel bath, low level flush WC and pedestal wash hand basin with extractor and tiling to all splash prone areas.

Bedroom Three
11'10 x 8'11 (3.61m x 2.72m)

Having a PVCu double glazed window to the rear elevation.

Second Floor Landing
Having a small cupboard and door leading to the:

Bedroom One
17'4 x 8'6 (5.28m x 2.59m)

Having a PVCu double glazed window to the front elevation and door leading to the:

En Suite

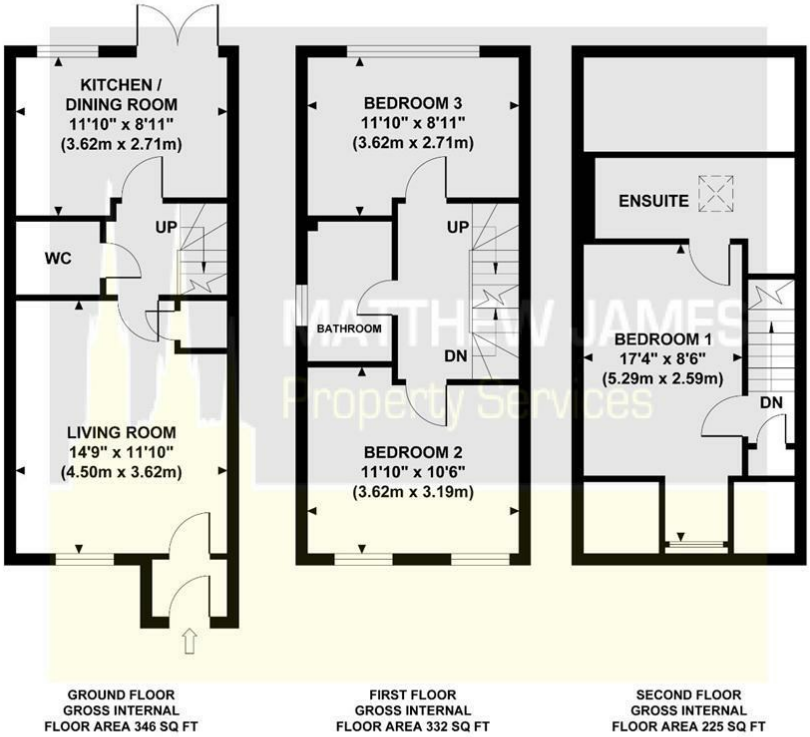
Having a Velux window to the rear elevation, walk-in shower enclosure, low level flush WC, extractor, wash hand basin and tiling to all splash prone areas.

Rear Garden

Having a fenced perimeter, small paved patio area, lawn and pedestrian gate that leads to the off road parking area.

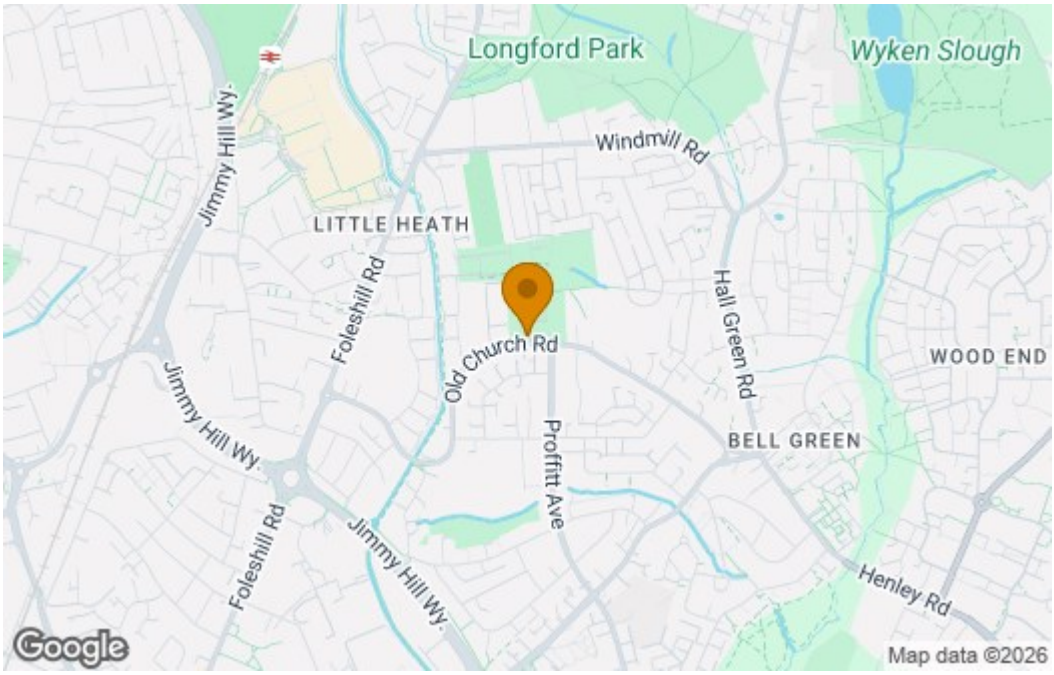
Floor Plan

172 OLD CHURCH ROAD
Approximate Gross Internal Area
903 sq ft / 83.90 sq m

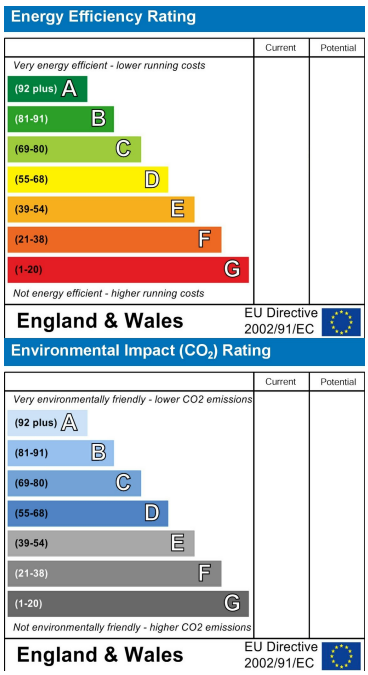


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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