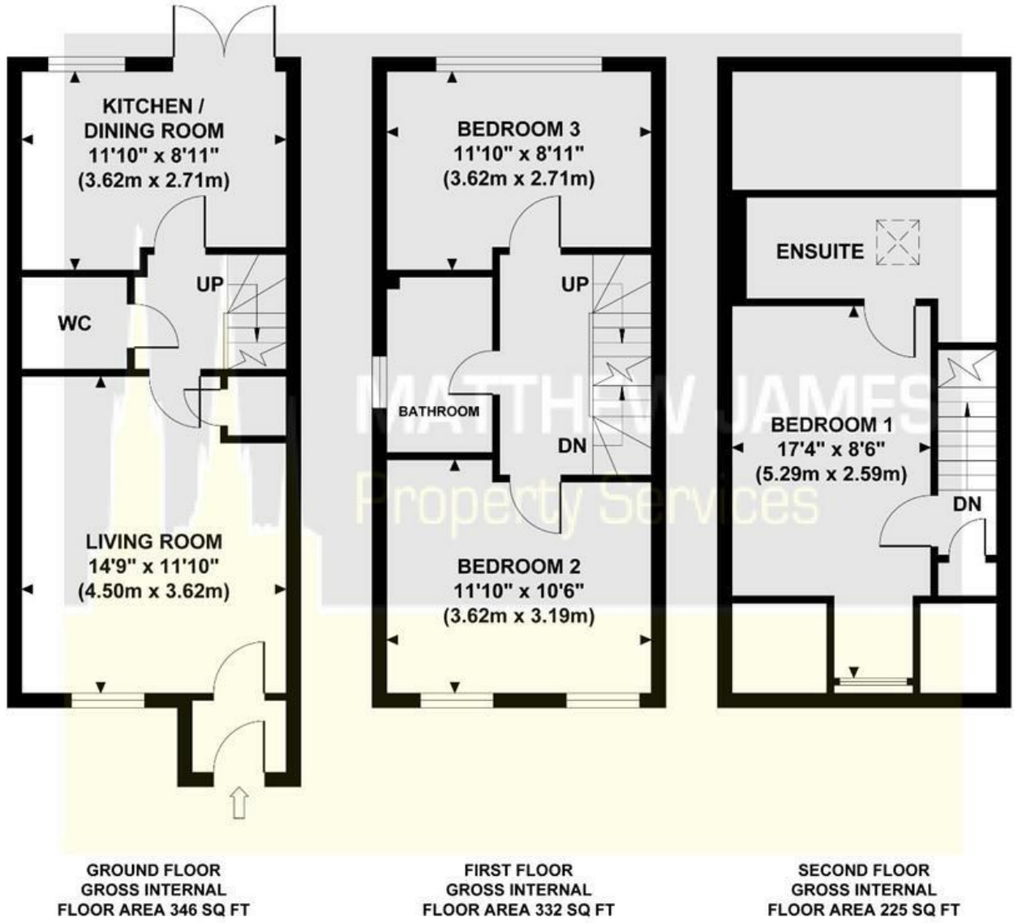
Floor Plan

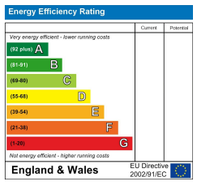
172 OLD CHURCH ROAD

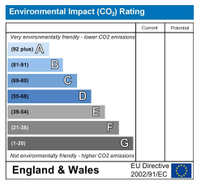
Approximate Gross Internal Area
903 sq ft / 83.90 sq m



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.

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.





CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

MATTHEW JAMES
Property Services









172 Old Church Road

Little Heath, Coventry CV6 7PG

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.

£245,000

172 Old Church Road

Little Heath, Coventry CV6 7PG

3 2 1

- BASED OVER THREE FLOORS
- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE SHOWER ROOM
- OFF ROAD PARKING
- GARAGE
- SEMI DETACHED
- GROUND FLOOR WC
- CUL-DE-SAC LOCATION
- GREAT FOR FIRST TIME BUYERS

Front Garden / Approach

Storm Porch

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

Ground Floor WC

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

First Floor Landing

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

Bathroom

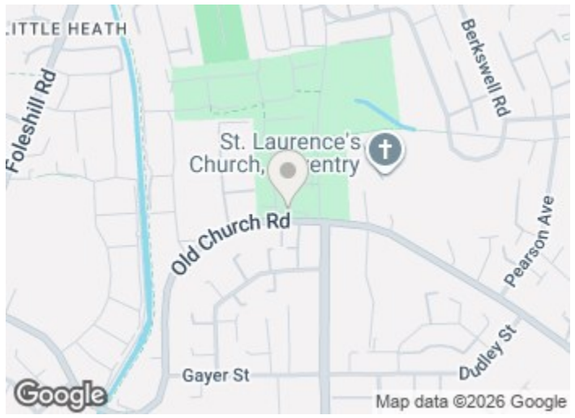
Bedroom Three
11'10 x 8'11 (3.61m x 2.72m)

Second Floor Landing

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

En Suite

Rear Garden



Directions

