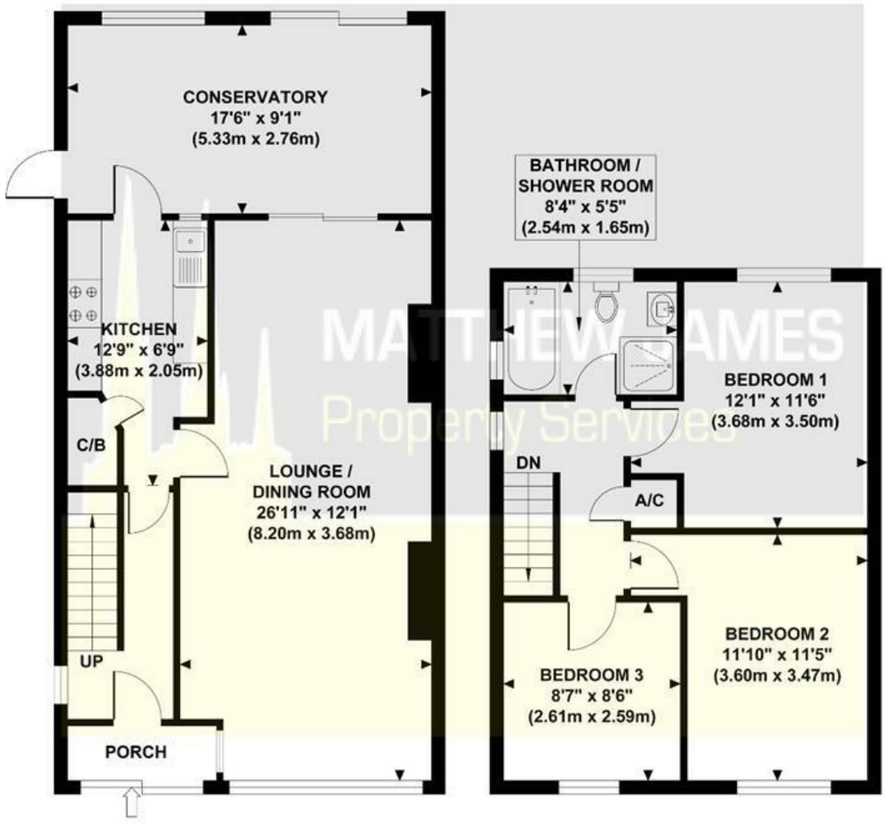
Floor Plan

OLD CHURCH ROAD

Approximate Gross Internal Area
1054 sq ft / 98.0 sq m

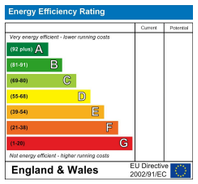


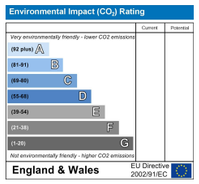
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 634 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 420 SQ FT

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.





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85 Old Church Road

Little Heath, Coventry CV6 7EB

THREE BEDROOMS... SEMI DETACHED... 'L-SHAPE REAR GARDEN'... VACANT... NO UPWARD CHAIN... EXTENDED CONSERVATORY ROOM... THROUGH LOUNGE DINING ROOM... OFF ROAD PARKING AND A GARAGE. Located on Old Church Road in Little Heath, Coventry, this lovely semi-detached property presents an excellent opportunity for families and individuals alike. Having been lovingly looked after, it boasts three well-proportioned bedrooms and an inviting through lounge and dining room creating a spacious atmosphere, perfect for entertaining guests or enjoying family time.

One of the standout features of this home is the extended conservatory room, which offers a bright and airy space that seamlessly connects to the larger than average 'L-Shape' rear garden. This generous outdoor area is ideal for children to play, or simply relaxing in the sun. The garden also provides ample space for outdoor gatherings, making it a true gem for those who appreciate nature and outdoor living.

The property also benefits from off-road parking and a garage to the side, ensuring convenience for residents and visitors alike. With the added advantage of being VACANT and with NO UPWARD CHAIN, this home is ready for you to move in without delay.

£225,000

85 Old Church Road

Little Heath, Coventry CV6 7EB

3 1 2

- SEMI DETACHED
- VACANT
- BATHROOM / SHOWER ROOM
- OFF ROAD PARKING & A GARAGE
- NO UPWARD CHAIN
- PERFECT FOR THE FIRST TIME BUYER
- 'L-SHAPE' REAR GARDEN
- EXTENDED CONSERVATORY ROOM
- CLOSE TO LOCAL AMENITIES

Front Garden

Off Road Parking and Side Access

Storm Porch

Entrance Hallway

Kitchen
12'9 x 6'9 (3.89m x 2.06m)

Lounge Dining Room
26'11 x 12'1 (8.20m x 3.68m)

Extended Conservatory Room
17'6 x 9'1 (5.33m x 2.77m)

First Floor Landing

Bedroom One
12'1 x 11'6 (3.68m x 3.51m)

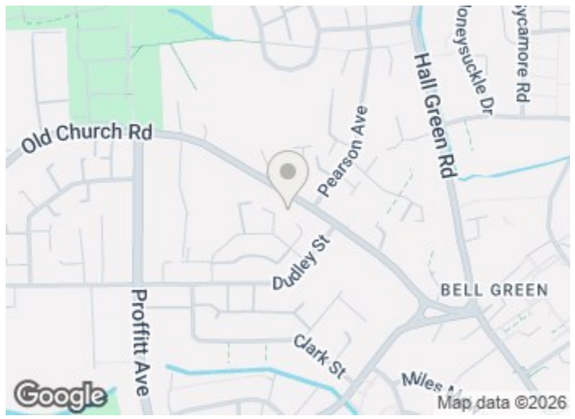
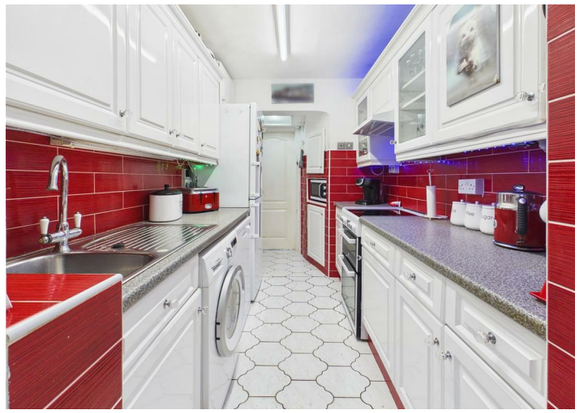
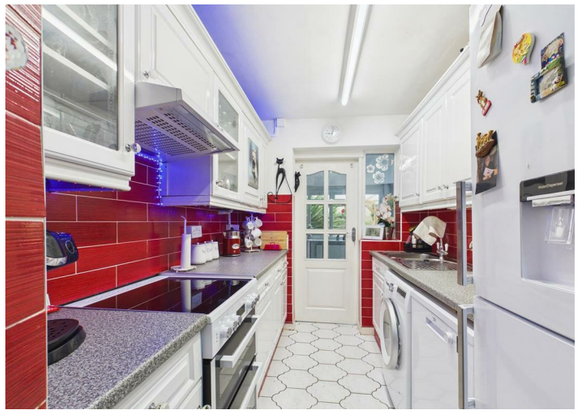
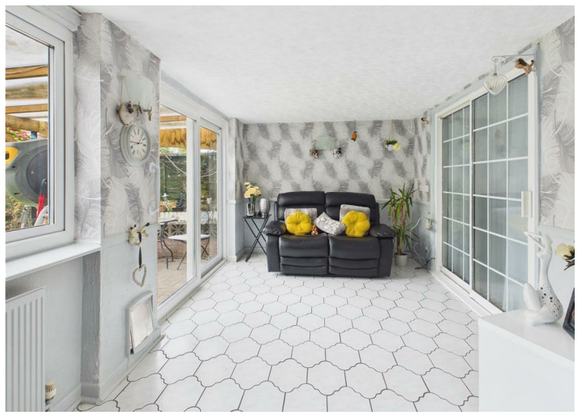
Bedroom Two
11'10 x 11'5 (3.61m x 3.48m)

Bedroom Three
8'7 x 8'6 (2.62m x 2.59m)

Family Bathroom / Shower Room
8'4 x 5'5 (2.54m x 1.65m)

Rear Garden

Garage



Directions