



**MATTHEW JAMES**  
Property Services



## 170 Old Church Road

Little Heath, Coventry, CV6 7PG

Offers In Excess Of £220,000

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# 170 Old Church Road

Little Heath, Coventry, CV6 7PG

**Offers In Excess Of £220,000**



## Front Garden

Manicured and planted beds with parking for two vehicles to the side elevation.

## Entrance Hallway

Having coat hooks and further door that leads into the:

## Living Room

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

Having a PVCu double glazed window to the front elevation and door that leads into the:

## Inner Hallway

Having stairs off to the first floor and doors leading off to the:

## Ground Floor Cloakroom

(Not Measured) Having a low level flush WC, wash hand basin and tiling to splash prone areas.

## Kitchen Dining Room

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

Having PVCu double glazed French doors and window to the rear elevation, a range of modern wall, base and drawer units with roll top work surface over, integrated oven with four ring gas hob and extractor over, seating area / breakfast bar, space and plumbing for a washing machine, space for a fridge freezer, space and plumbing for a slimline dishwasher and tiling to all splash prone areas.

## First Floor Landing

Having stairs off to the second floor and doors leading off to:

## Bedroom Two

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

Having two PVCu double glazed windows to the front elevation.

## 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 storage cupboard off and door that leads 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 that leads into the:

## Master En-Suite

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

## Rear Garden

Having a small patio area, fenced perimeter and mainly laid to lawn.



## Road Map



## Hybrid Map



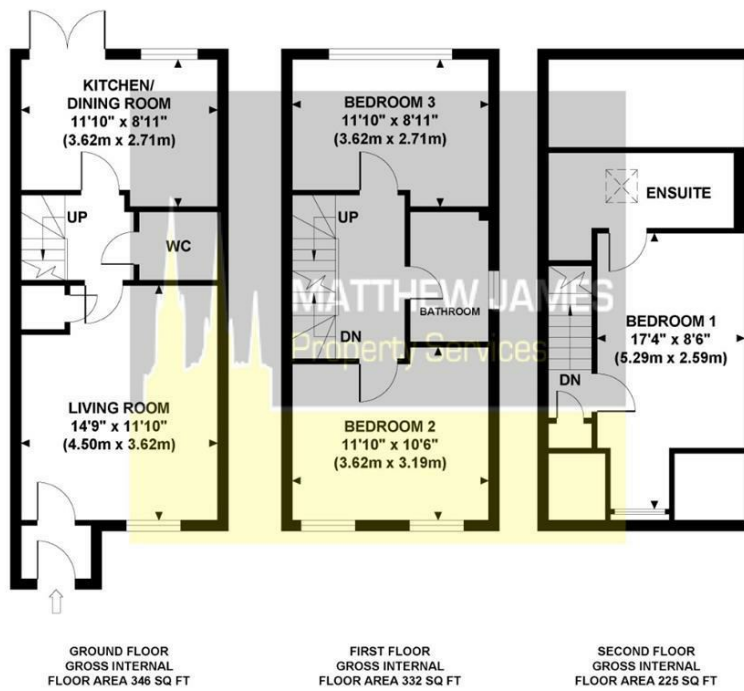
## Terrain Map



## Floor Plan

### OLD CHURCH ROAD

Approximate Gross Internal Area  
903 sq ft / 83.90 sq m

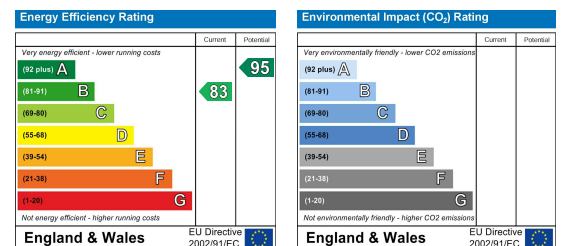


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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