



MATTHEW JAMES

Property Services



85 Old Church Road, Coventry, CV6 7EB

£225,000

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.

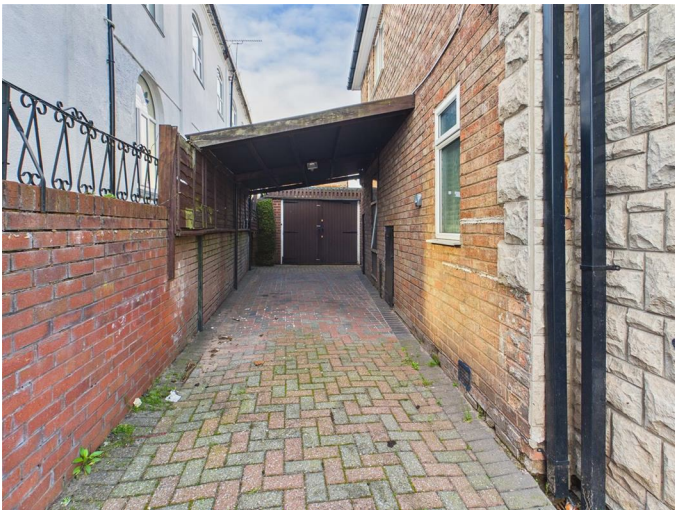
Situated close to local amenities, this residence offers easy access to shops, schools, and transport links, making it a practical choice for everyday living. Whether you are a first-time buyer or looking to settle into a family home, this property on Old Church Road is a wonderful opportunity not to be missed. Call us now to book your immediate viewing!

Front Garden



Having planted borders with decorative inset and walled / fenced perimeter.

Off Road Parking and Side Access



Having off road parking to the side accessed via a dropped kerb leading to the garage. There is also access through the sliding PVCu double glazed door that leads into the:

Storm Porch

With picture window to the front and through a further door that leads into the:

Entrance Hallway



Having a PVCu double glazed window to the side elevation, stairs that lead off to the first floor and door that leads into the:

Kitchen

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



Having a range of wall, base and drawer units with roll top worksurface over, space for a cooker with extractor over, space for an under counter freezer/fridge, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an upright fridge freezer, further built-in storage cupboard and glazed door with picture window to the side that leads to the extended conservatory room and the:

Lounge Dining Room

26'11 x 12'1 (8.20m x 3.68m)



Having a PVCu double glazed bay window to the front elevation, sliding patio doors that lead to the extended conservatory room and 'real-flame' gas inset fire with hearth, mantle and surround.

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



Having a PVCu double obscure glazed door to the side elevation, PVCu double glazed window and sliding double glazed window to the rear elevation.

First Floor Landing



Having a PVCu double glazed window to the side elevation, balustrade, access to the loft area, airing cupboard and doors leading off to:

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



Having a PVCu double glazed window to the rear elevation.

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



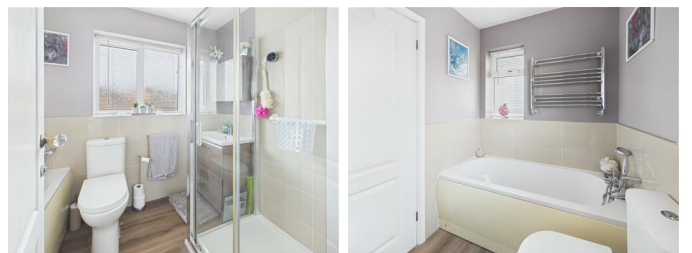
Having a PVCu double glazed window to the front elevation, built-in wardrobe storage and matching dressing table.

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



Having a PVCu double glazed window to the front elevation.

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



Having PVCu double obscure glazed windows to the rear and side elevations, 'walk-in' corner shower enclosure with rain head shower over, panel bath with shower attachment, vanity style wash hand basin

with drawer storage beneath, extractor and tiling to all four walls.

Rear Garden



Being mostly laid to artificial grass with mature planted borders, block paved patio area under a pergola, fenced and walled perimeters, outside water tap and access into the:

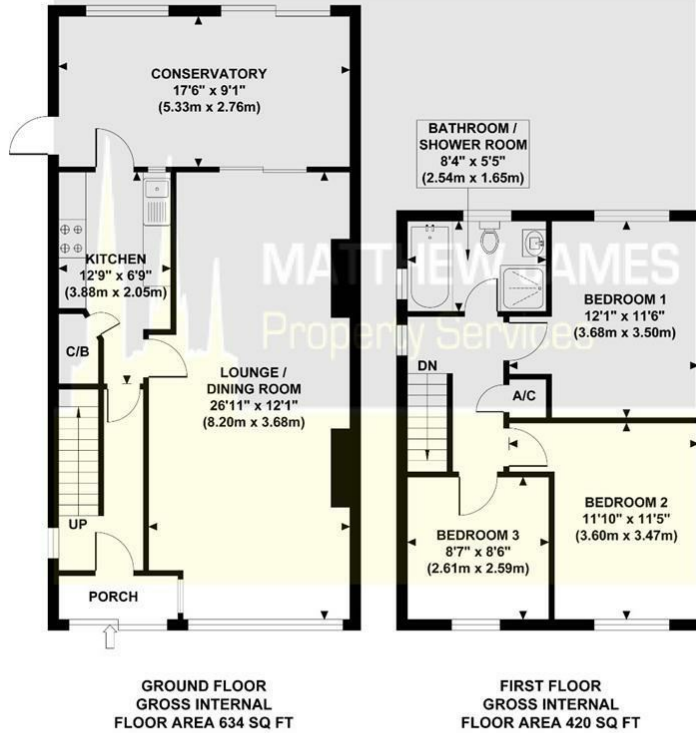
Garage

(Not Measured) Having opening doors to the front elevation.

Floor Plan

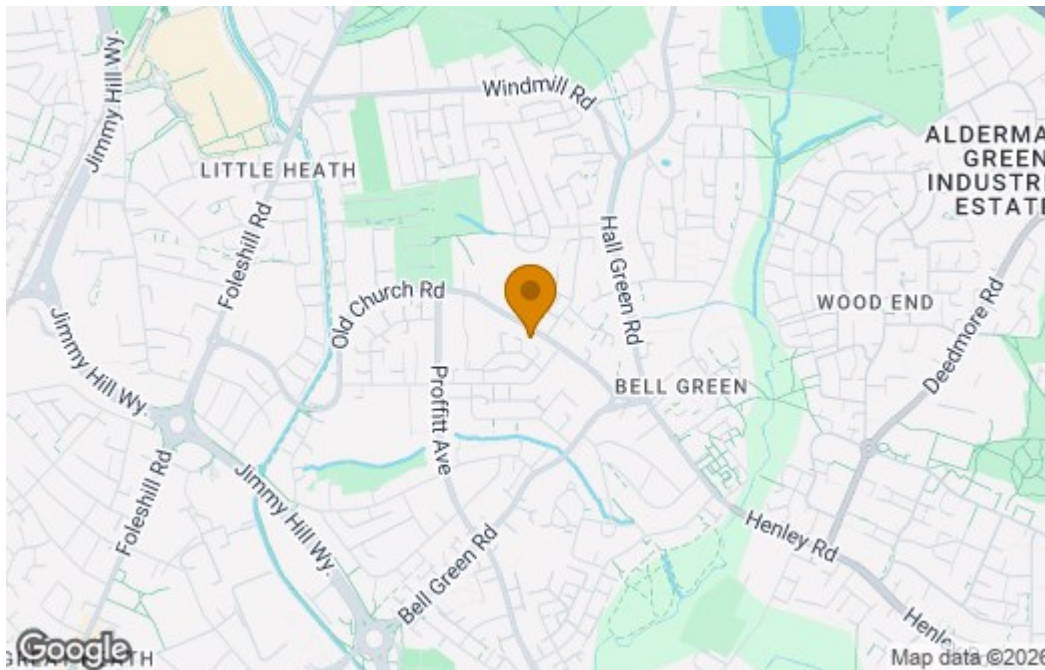
OLD CHURCH ROAD

Approximate Gross Internal Area
1054 sq ft / 98.0 sq m

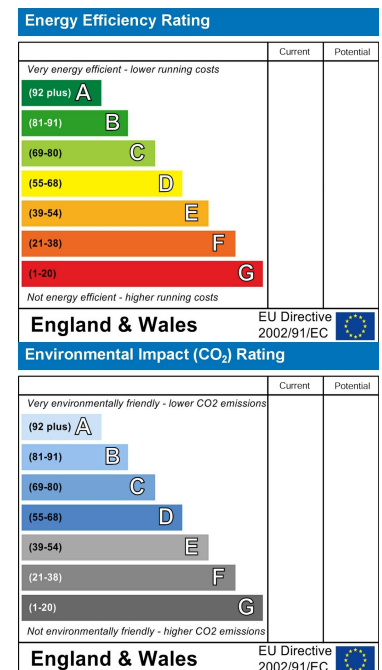


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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