



MATTHEW JAMES

Property Services



375 Old Church Road, Coventry, CV6 7DT

O.I.R.O £150,000

THREE BEDROOMS... VACANT... NO UPWARD CHAIN... TWO RECEPTION ROOMS... NEW KITCHEN... GROUND FLOOR BATHROOM... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR A NEW INVESTMENT? Located on Old Church Road, Coventry, this lovely mid-terrace property presents an excellent opportunity for first-time buyers or those looking for their next investment property. The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. There are also two inviting reception rooms, perfect for entertaining or relaxing with loved ones.

The house is also equipped with PVCu double glazing, ensuring a warm and comfortable environment throughout the year and gas central heating further enhances the property's appeal, providing efficient warmth during the colder months. The rear garden is a delightful addition, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

Conveniently located close to local amenities, this home ensures that essential services and shops are just a short distance away, making daily life more manageable. The property is currently VACANT and comes with the added benefit of NO UPWARD CHAIN, allowing for a smooth and swift purchase process.

This residence is not only a perfect starter home but also a promising investment opportunity in a popular location. Do not miss the chance to make this delightful property your own. We have the keys - give us a call to book your viewing!

Front Garden



Having a walled fore-garden with inset paving and access through the front door into the:

Living Room

12'4 x 11'2 (3.76m x 3.40m)



Having a PVCu double glazed window to the front elevation.

Dining Room

12'5 x 12'1 (3.78m x 3.68m)



Having a PVCu double glazed window to the rear elevation, cupboard stairs lead off to the first floor, under stairs storage and door that leads to the:

Kitchen

8'4 x 6'6 (2.54m x 1.98m)



Having a PVCu double glazed window to the side

elevation a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, integrated oven with four ring gas hob and extractor over, door to the rear garden area and opening that leads to the:

Inner Lobby

Having a window to the side elevation, storage and door that leads to the:

Ground Floor Bathroom

6'6 x 5'5 (1.98m x 1.65m)



Having a PVCu double obscure glazed window to the rear elevation, a further window to the side elevation, low level flush WC, wash hand basin, panel bath with shower over and wall mounted central heating boiler (in cupboard).

First Floor Landing

Having access to the loft area and doors leading off to:

Bedroom One

12'4 x 11'2 (3.76m x 3.40m)



Having a PVCu double glazed window to the front elevation.

Bedroom Two

12'0 x 9'5 (3.66m x 2.87m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Three

16'10 x 6'5 (5.13m x 1.96m)



Having a PVCu double glazed window to the rear elevation.

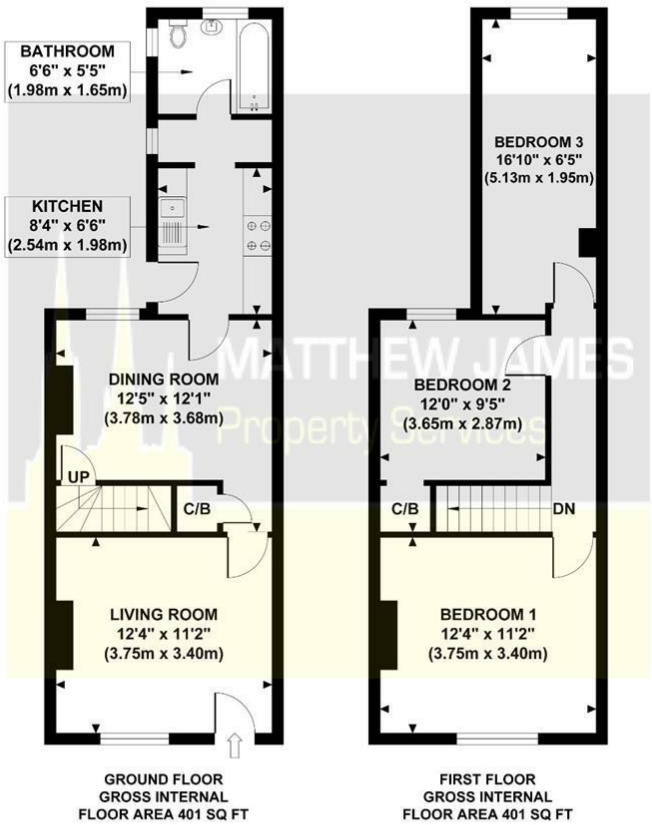
Rear Garden



Having paved courtyard an small lawned area.

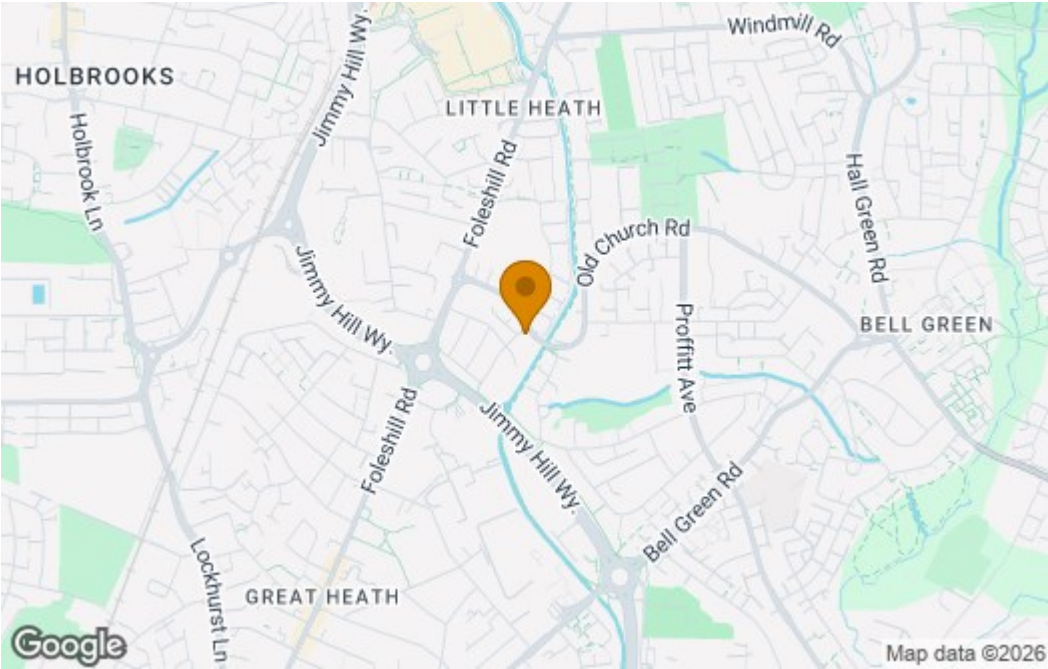
Floor Plan

375 OLD CHURCH ROAD
Approximate Gross Internal Area 802 sq ft / 74.50 sq m

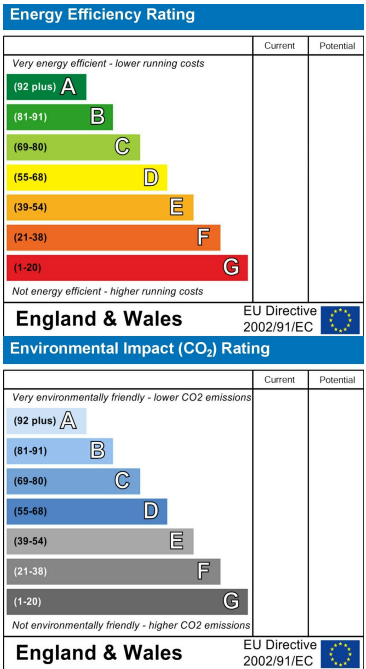


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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