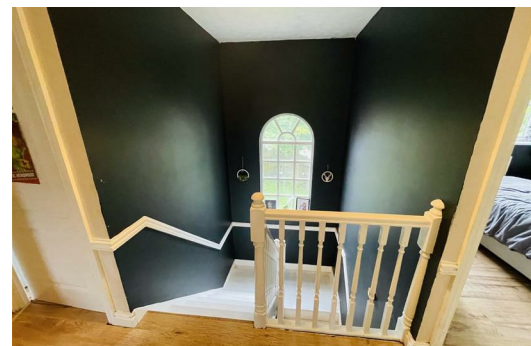
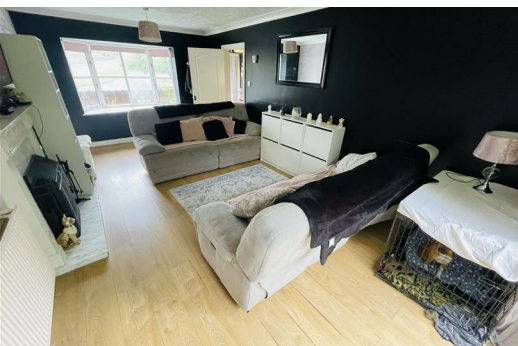




**Church Lane, Old Arley
Coventry CV7 8FW
Offers In The Region Of £325,000**

Pointons Estate Agents welcome to this charming detached house located on Church Lane in the picturesque village of Old Arley. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is plenty of space for everyone to enjoy. This house is offered with No Chain. Some cosmetic improvements are needed.

Situated in a corner position, this house offers a sense of privacy and tranquillity. Convenience is key with a driveway and garage, ensuring you never have to worry about parking. The central heating and double glazing throughout the property guarantee warmth and comfort all year round.



Entrance Hall

Sealed unit double glazed picture window to rear, wooden laminate flooring, coving to textured ceiling, dog-leg staircase to first floor landing with spindles, door to under-stairs storage cupboard, doors to:

Cloakroom

Picture window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, ceramic tiled flooring, textured ceiling.

Dining Room

8'3" x 11'10" (2.51m x 3.60m)

Sealed unit double glazed window to front, radiator, wooden laminate flooring, coving to textured ceiling.

Kitchen

11'1" x 8'1" (3.38m x 2.47m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, sealed unit double glazed window to rear, double radiator, wooden laminate flooring, textured ceiling, door to side. This area the current vendor was in the process of improving and upgrading however works can not be completed.

Lounge

19'9" x 10'11" (6.03m x 3.33m)

Sealed unit double glazed bow window to front, open fire set in Adam style surround and marble effect hearth and open grate, double radiator, wooden laminate flooring, telephone point, TV point, coving to textured ceiling, double glazed sliding patio door to garden.

Landing

With cathedral arch style window to the rear elevation, door to built in storage cupboard, access to loft space, textured ceiling and doors to:

Master Bedroom

8'4" x 9'5" (2.54m x 2.88m)

Sealed unit double glazed window to front, radiator, sliding door to:

En-suite Space

Sealed unit double glazed window to front. The main items have been removed from this area and the current vendor will not be re-instating to working, functional shower room.

Bedroom

8'3" x 8'4" (2.51m x 2.55m)

Sealed unit double glazed window to rear, radiator, wooden laminate flooring, textured ceiling.

Bedroom

8'8" x 8'1" (2.65m x 2.47m)

Sealed unit double glazed window to front, radiator, wooden laminate flooring, textured ceiling.

Bedroom

Sealed unit double glazed window to rear, radiator, wooden laminate flooring, textured ceiling.

Bathroom

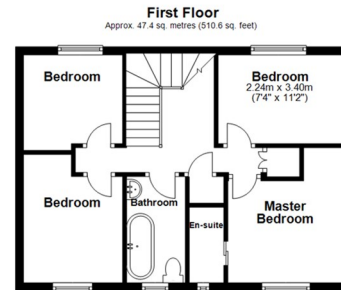
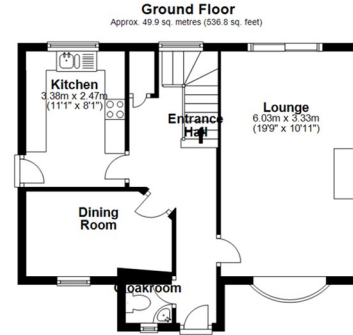
Recently refitted with three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and close coupled WC, tiled splashbacks, extractor fan, obscure sealed unit double glazed window to front, ceramic tiled flooring.

Outside

This property benefits from a corner position with the rear and side areas enclosed and mainly laid to lawn with shrub borders, To the front is a driveway providing access to garage with power and light and personal door leading to the garden.

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band E payable to North Warwickshire Borough Council



Total area: approx. 97.3 sq. metres (1047.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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