



170 OLD CHURCH ROAD COVENTRY, CV6 7PG

£240,000
FREEHOLD

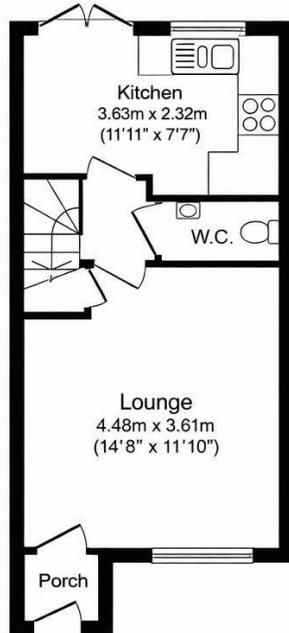
James Whalley is delighted to present this well-appointed three double bedroom townhouse located on Old Church Road.

Upon entering the property, you are greeted by an entrance porch which leads through to a bright and modern lounge/dining room. From the inner hallway there is a convenient downstairs WC. To the rear sits the refitted kitchen, offering additional storage compared to the standard layout and French doors opening directly onto the garden.

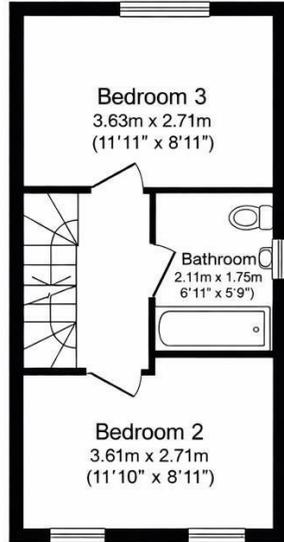
The first floor comprises two generous double bedrooms and a stylish family bathroom.

The second floor is dedicated to an impressive master bedroom featuring its own en-suite shower room, providing a private retreat.

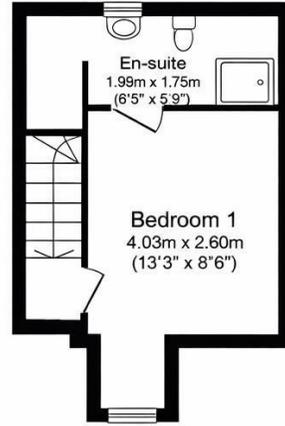
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Ground Floor
 Floor area 30.3 sq.m. (326 sq.ft.)

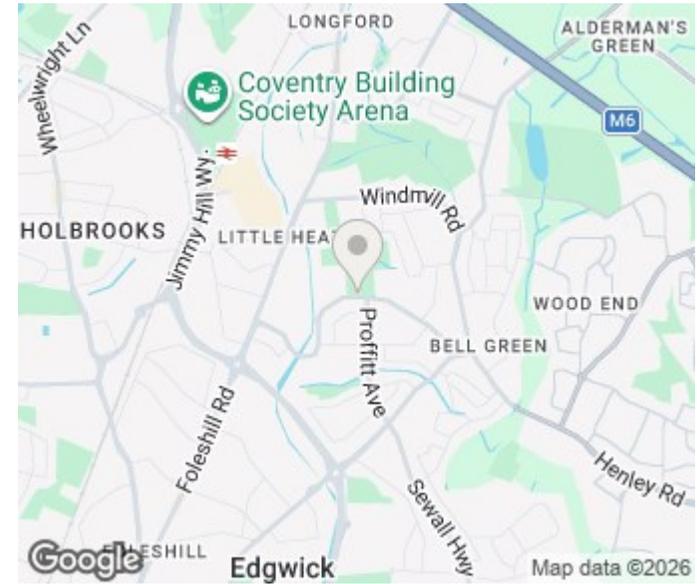


First Floor
 Floor area 29.1 sq.m. (313 sq.ft.)



Second Floor
 Floor area 18.6 sq.m. (200 sq.ft.)

Total floor area: 77.9 sq.m. (839 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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