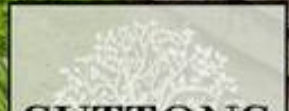


Offers over £150,000
Heckley Road, Exhall CV7 9EX



 **2**
Bedrooms

 **1**
Bathroom





2-BED SEMI-DETACHED HOME IN EXHALL – EXCELLENT POTENTIAL IN QUIET NO-THROUGH ROAD

Located in the popular area of Exhall, this two-bedroom semi-detached property offers generous living space, a practical layout and excellent potential for improvement throughout. Situated on a no-through road adjacent to a sports and play area, the home is ideally suited to first-time buyers or investors looking to add value in a well-connected CV7 location.

Key features

- Two double bedroom semi-detached home in Exhall (CV7)
- Spacious open-plan kitchen/living/dining area
- Double patio doors leading to rear garden with paved area and lawn
- Ideal first-time buyer or investment opportunity
- Sought-after CV7 location close to local amenities, schools and transport links
- On-street parking | New boiler fitted in March | EPC: D | Council Tax: A

Description

This well-positioned semi-detached home in Exhall offers a fantastic opportunity for buyers seeking a property with potential. Upon entering, there is a porch-style entrance providing space before leading into a fitted kitchen, which benefits from ample countertop and storage space along with built-in appliances.

The layout continues into a spacious open-plan lounge/dining area, offering plenty of room for both seating and dining arrangements. Stairs rise from this space to the first floor and double patio doors provide direct access to the rear garden.

The rear garden features a combination of paved seating areas, lawn and planted borders, making it a versatile outdoor space for relaxing or entertaining.

Upstairs, the property offers two well-proportioned double bedrooms along with a family bathroom fitted with a bath, overhead shower, sink and WC.

While the property does require updating throughout, it presents a fantastic opportunity for buyers to modernise and add value.

Location Highlights

Situated in Exhall, the property benefits from a quiet no-through road position adjacent to a sports and play area. The location offers excellent access to local amenities, and strong transport links, including easy access to the M6 motorway. Schools, shops and everyday conveniences are all within close proximity, making this a practical and well-connected place to live.

Why Buy Here?

This property is ideal for first-time buyers or investors looking for a home with strong potential. With spacious living accommodation, a generous garden and a convenient location close to major transport links and amenities, it offers a great opportunity to create a modern family home in a well-established area of Exhall.

Entry
4'0" x 4'7"
1.23 x 1.41 m

Kitchen
8'2" x 12'8"
2.49 x 3.87 m

Living Room
23'10" x 12'9"
7.28 x 3.91 m



Ground Floor



Approximate total area⁽¹⁾

418 ft²

38.9 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Exhall, CV7

