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For Sale

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Offers In The Region Of

15 Old Church Road, Longford, Coventry CV6 7BZ



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KEY ESTATE AGENTS

Website: www.keyestateagents.com

15 Old Church Road

Longford, Coventry CV6 7BZ

Offers In The Region Of £165,000



- Traditional freehold terraced residence
- Well presented and deceptively spacious accommodation throughout
- Bright lounge with attractive walk-in bay window
- Ground floor cloakroom/W.C.
- Fully enclosed rear garden with patio and recently re-turfed lawn – early viewing highly recommended
- Ideal purchase for first-time buyers, young professionals or investors
- Gas central heating and uPVC double glazing
- Spacious dining kitchen with an excellent range of fitted units
- Two generous double bedrooms and spacious family bathroom
- Tenure - Freehold. Local Authority - Coventry city Council. Council tax band - A. EPC - D.

Here is an excellent opportunity to acquire a traditional freehold terraced residence, conveniently situated within easy reach of local amenities, schools, transport links and Coventry City centre. Offering deceptively spacious and well-presented accommodation throughout, this attractive home would make an ideal purchase for first-time buyers, young professionals or investors seeking a property ready to move straight into.

Benefiting from gas central heating and uPVC double glazing throughout, early internal inspection is highly recommended to fully appreciate the accommodation on offer.

The property is approached via a walled fore-garden and opens into a bright and welcoming lounge featuring a walk-in bay window, allowing an abundance of natural light.

To the rear of the property is a spacious dining kitchen, fitted with a comprehensive range of neatly fitted base & drawer units offering ample storage and worktop space, making it ideal for both everyday family living and entertaining. A rear lobby provides access to a useful ground floor cloakroom/W.C.

To the first floor, the landing leads to two generously proportioned double bedrooms together with a spacious family bathroom, fitted with a white three-piece suite.

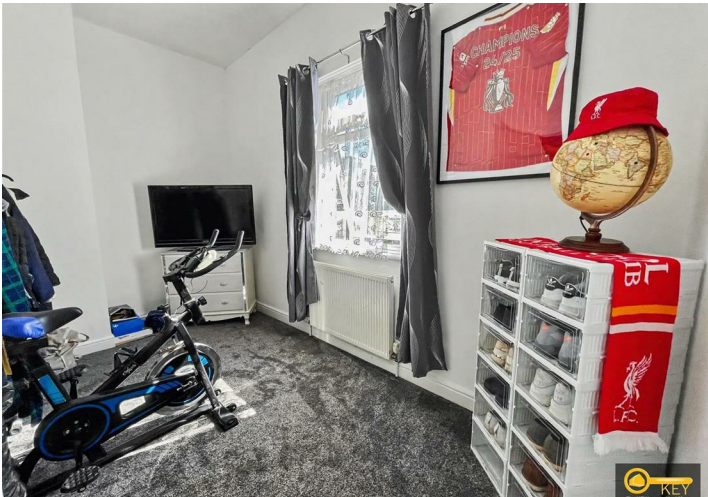
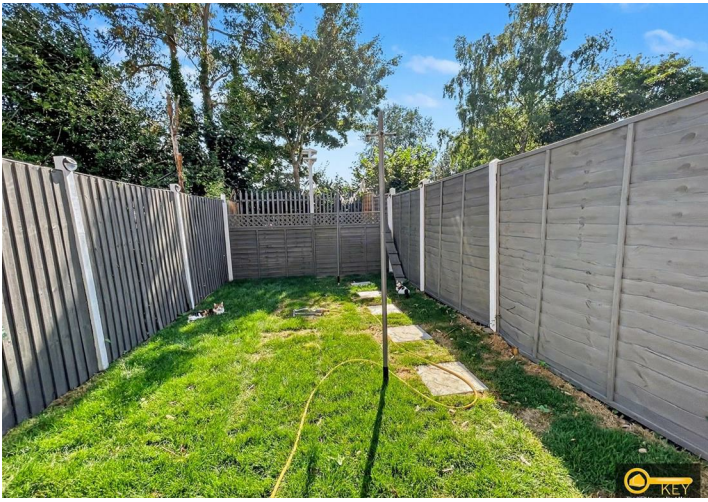
Outside, the property enjoys a fully enclosed rear garden incorporating a paved patio area, together with a recently re-turfed lawn.

The property is ideally situated close to University Hospital Coventry & Warwickshire, with excellent transport links to Coventry Ricoh Arena, and routes connecting directly to the A444, M6 and wider commuter links towards Birmingham, Hinckley, Leicester, Nuneaton and Bedworth. Local shops and everyday amenities are also within easy walking distance

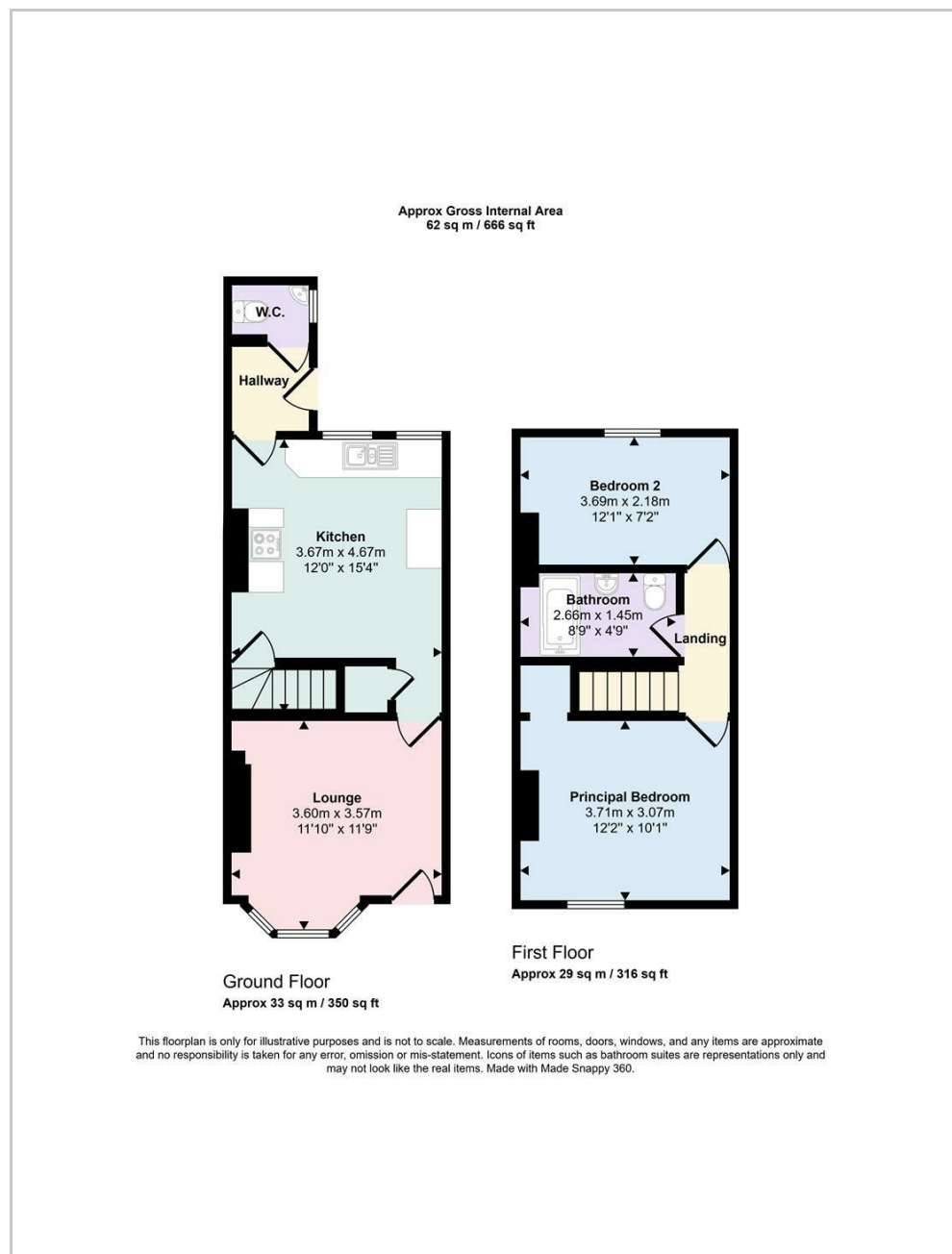
Overall, this is a superb home offering generous accommodation, excellent presentation and exceptional value for money. Early viewing is strongly recommended.

Agents Disclaimer

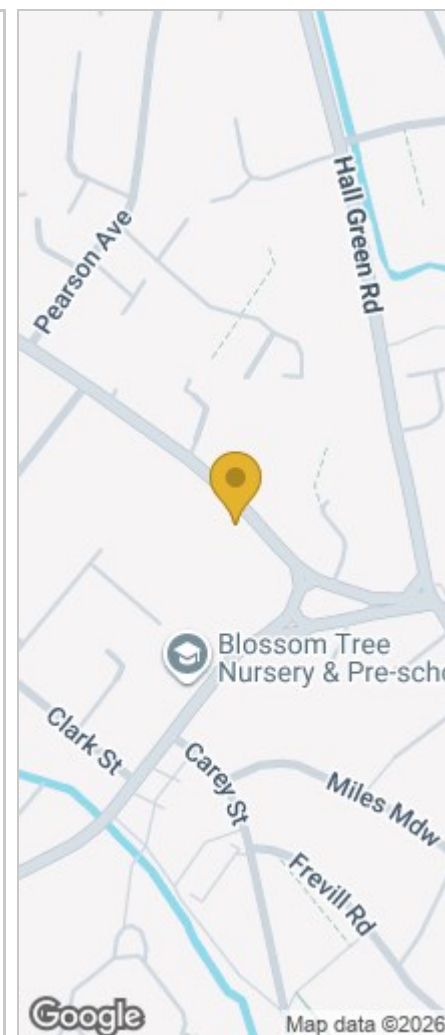
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.



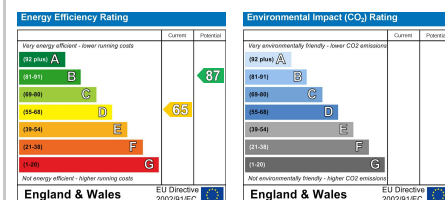
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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