



**Connells**

Old Church Road  
COVENTRY



## Property Description

This upgraded four-bedroom home offers the best of both worlds: the solid structure and generous plot size typical of mid-century builds, combined with the modern flexibility created by its loft conversion. An ideal opportunity for buyers seeking space, convenience, and long-term value in a thriving Coventry location.

## Approach

Double glazed entrance door to:

## Entrance Hall

Under stairs cupboard, central heating radiator, stairs rising to the first floor and doors to:

## Kitchen

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink drainer unit with work surfaces and tiled splashbacks over, electric hob with hood above, built in electric double oven, integral fridge, plumbing for washing machine and a double glazed window to the front.

## Lounge

double glazed patio doors to the rear aspect, laminate flooring, gas fire with surround and a central heating radiator.

## First Floor Landing

Stairs rising to the second floor and doors to:

## Bedroom Two

Double glazed window to the front, central heating radiator, laminate flooring and a built in wardrobe.

## Bedroom Three

Double glazed window to the rear aspect, laminate flooring, central heating radiator and a built in wardrobe.

## Bedroom Four

double glazed window to the rear aspect, central heating radiator, built in wardrobe and laminate flooring.

## Bathroom

Being part tiled and comprising a bath with mixer taps, shower cubicle, low level wc, wash hand basin set within a vanity unit, heated towel rail and a double glazed window to the front aspect.

## Second Floor Landing

door to

## Bedroom One

double glazed windows to the rear aspect, combination boiler, central heating radiator and door to:

## Ensuite

Shower cubicle, low level wc, wash hand basin set within a vanity unit, extractor fan and a heated towel rail.

## Outside

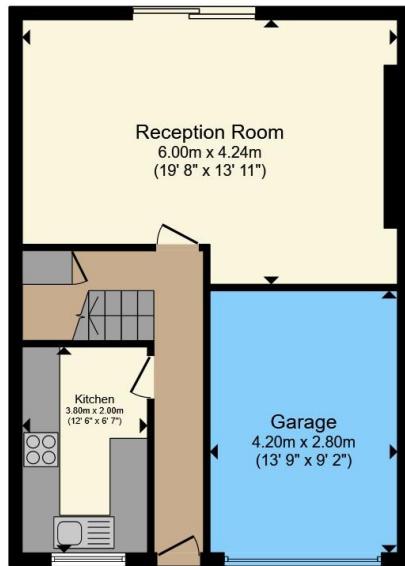
To the front of the property is a paved foregarden providing off road parking and access to the garage.

To the rear of the property is a patio area beyond being laid to lawn. There is a store and handy outside wc.

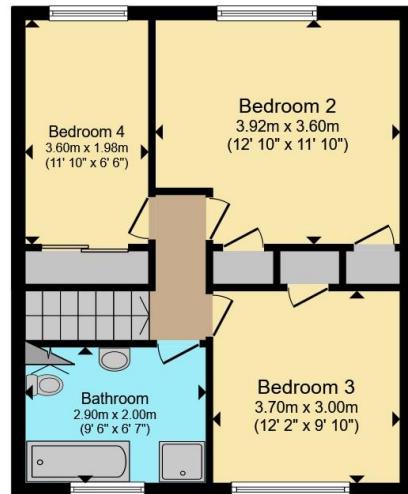
## Garage

Has power, light and an up and over door.





**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 118.1 m<sup>2</sup> (1,271 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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38 New Union Street  
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EPC Rating:  
Awaived

Council Tax  
Band: B

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Tenure: Freehold



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