



Woodside, Coventry CV7 8GH £295,000

Nestled in the charming village of Old Arley, on the border of Devitts Green, this extended semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms and a two well-proportioned reception rooms, the property offers ample space for family living.

The house is set in a picturesque location, backing onto serene woodland, providing a tranquil backdrop and a perfect setting for nature lovers. The peaceful surroundings make it an ideal retreat from the hustle and bustle of city life, while still being conveniently located for local amenities.

This property is in need of modernisation and updating, allowing you the chance to personalise it to your taste and style. Whether you envision a contemporary open-plan living space or a traditional family home, the potential here is significant.

With its inviting location and the promise of transformation, this semi-detached house is a fantastic opportunity for buyers looking to invest in a property with character and potential. Don't miss the chance to make this house your own in a delightful village setting.



Entrance

Via Canopy porch leading into:

Entrance Hall

Window to front, stairs to first floor landing with spindles, doors to:

Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC tiled splashbacks, obscure double glazed window to side, ceramic tiled flooring.

Reception Room

12'9" x 12'0" (3.88m x 3.65m)

Double panel radiator, wooden laminate flooring, door to kitchen and double doors to:

Reception Room

11'11" x 12'0" (3.63m x 3.65m)

Double glazed bow window to front, wooden laminate flooring, telephone point.

Kitchen/Breakfast Room

7'10" x 19'7" (2.40m x 5.97m)

Fitted base and eye level units and cupboards, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge, freezer and fridge/freezer, electric point for cooker, double glazed window to side, double glazed window to rear, ceramic tiled flooring, door to garden.

Landing

Double glazed window to front, access to loft space, doors to:

Bedroom

11'1" x 11'5" (3.37m x 3.49m)

Double glazed window to front.

Bedroom

8'6" x 7'10" (2.59m x 2.39m)

Window to the side

Bedroom Area

12'10" x 10'9" (3.90m x 3.27m)

Currently used as a sitting area with concealed hot water cylinder and opening through to

Bedroom

7'10" x 19'3" (2.39m x 5.86m)

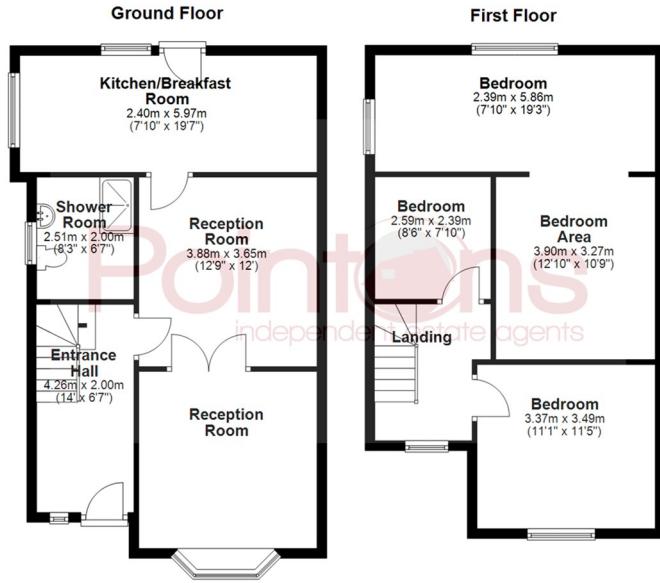
Double glazed window to rear, window to side.

Outside

To the rear is an enclosed garden mainly laid to lawn and patio, gated rear access to parking area and a garage. To the front is paved with gravelled area

General Information

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 C and payable to NOrth Warwickshire Borough Council



All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	51
(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	
(81-91)	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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