







Old Church Road Courthouse Green Coventry

£245,000

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SALES AND LETTINGS

Three-bedroom townhouse offering spacious and versatile accommodation arranged over three floors, perfect for modern family living. The property briefly comprises an inviting entrance hallway, a convenient downstairs WC, a well-proportioned lounge and a stylish kitchen/dining room providing an ideal space for both everyday family life and entertaining. To the first floor are two generously sized bedrooms and a family bathroom. Occupying the entire second floor, the impressive principal bedroom benefits from a private en-suite shower room, creating a superb retreat away from the main living areas. Externally, the property enjoys a driveway providing off-road parking for two vehicles, a garage offering additional storage or parking, and a pleasant outdoor space ideal for relaxing and entertaining. On completion of a sale, the property will become a freehold.

Porch
5'2" x 3'8" (1.596 x 1.126)
Wood effect laminate flooring, central heating radiator with doors off to lounge, double glazed front entrance door

Living room
14'8" x 12'0" (4.475 x 3.672)
Wood effect laminate flooring, double central heating radiator, double glazed window to the front aspect

Hallway
7'4" x 3'8" (2.256 x 1.128)
Wood effect laminate flooring, brown carpet to stairs leading to first floor

W.C
7'4" x 4'4" (2.256 x 1.332)
Wood effect laminate flooring, central heating radiator, low level toilet and pedestal wash basin

Kitchen / Diner
11'11" x 7'8" (3.643 x 2.346)
Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in gas hob and electric oven with cooker hood, inset stainless steel sink unit with mixer taps, ample roll top work surfaces. Double central heating radiator, tile effect flooring, double glazed window and patio doors to the rear aspect of the property leading into the garden.

Bedroom 3
12'0" x 9'0" (3.662 x 2.750)
Carpeted flooring, central heating radiator, two double glazed windows to the front aspect

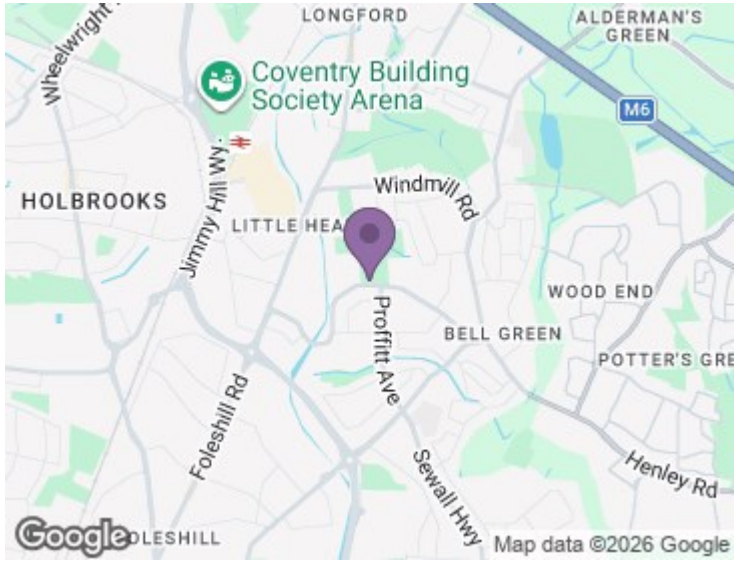
Bedroom 2
11'10" x 8'11" (3.627 x 2.729)
Carpeted flooring, central heating radiator, double glazed windows to the rear aspect

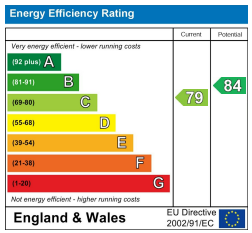
Bathroom
8'0" x 5'7" (2.442 x 1.703)
Fitted with a modern white suite which features a panel bath, mixer tap with shower, low level toilet, extractor fan and pedestal wash basin, wood effect flooring, central heating radiator, obscure double glazed window to the side aspect

Bedroom 1
13'5" x 8'7" (4.100 x 2.641)
Carpeted flooring, central heating radiator, double glazed windows to the front aspect

En-suite
5'0" x 5'1" (1.543 x 1.563)
Wood effect flooring, central heating radiator, skylight window, fitted with a modern white suite which features shower cubicle with mixer shower, low level toilet, extractor fan and pedestal wash basin.







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