







2 Bedroom House - Terraced

located on Old Church Road, Coventry

Offers Over £160,000

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Offers Over £160,000

- BEAUTIFULLY PRESENTED HOME
- SOUTH WEST FACING PRIVATE GARDEN
- POPULAR LOCATION SURROUNDED BY AMENITIES
- WC & FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A

** BEAUTIFULLY PRESENTED HOME WITH SOUTH WEST FACING GARDEN - TWO DOUBLE BEDROOMS - WC & FAMILY BATHROOM - POPULAR LOCATION **

A fantastic opportunity to purchase this well-presented, two-bedroom traditional terraced home, ideally positioned within easy reach of Coventry city centre, local schools, shops and transport links. Offering deceptively spacious accommodation throughout, this freehold property would make an excellent choice for first-time buyers, young professionals or investors looking for a conveniently located home.

The ground floor begins with a welcoming lounge featuring an attractive walk-in bay window, allowing plenty of natural light into the room. To the rear, the spacious kitchen diner provides an excellent setting for everyday living and entertaining, fitted with a comprehensive range of base and drawer units, ample worktop space and room for dining furniture. A useful rear lobby leads through to a convenient ground floor WC.

Upstairs, the landing provides access to two generously sized double bedrooms, both offering comfortable accommodation, alongside a spacious family bathroom fitted with a white three-piece suite. The property also benefits from gas central heating and UPVC double glazing throughout.

Outside, the property is approached via a traditional walled foregarden, whilst to the rear is a fully enclosed south west facing garden featuring a paved patio area and recently re-turfed lawn, providing an attractive outdoor space for relaxing or entertaining.

Combining a practical layout, well-maintained accommodation and a convenient location close to everyday amenities, this appealing home is well suited to a variety of buyers. Early viewing is highly recommended to appreciate everything on offer.







LOCATION

Conveniently located with swift access to the A444, Arena shopping park, and the extensive M6 Motorway network, this residence seamlessly blends convenience with comfort.

IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.









While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Old Church Road, Coventry



Total Area: 63.0 m² ... 678 ft²

All measurements are approximate and for display purposes only

CONTACT

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