

**3 Bedroom House - End Terrace**  
**located on Old Church Road,**  
**Coventry**  
**£250,000**

**UP Estates**



**\*\* Heavily Extended Family Home - Versatile Garden Room - South Facing Rear Garden & Green Space To Front Aspect - Shower To Bedroom One & Family Bathroom - CCTV Included - External Wall Insulation \*\*** A rare opportunity to acquire this beautifully improved and deceptively spacious end-terrace family home, ideally positioned on the ever-popular Old Church Road. Enjoying an enviable setting with open green space to the front and a non-overlooked south-facing rear garden, this exceptional property offers flexible living accommodation perfectly suited to modern family life.

Internal viewing is highly recommended to fully appreciate the space, quality, and versatility on offer.

The accommodation briefly comprises: a private driveway, attractive insulated and rendered frontage, entrance porch, hallway, and a spacious dual-aspect lounge/dining room featuring useful built-in storage and an abundance of natural light. The modern kitchen/breakfast room is fitted with integrated oven, gas hob, and extractor, and leads through to a useful study/utility area with direct access to the rear garden.

Externally, the property continues to impress with a substantial and highly versatile garden room, currently used as a stylish bar and gym area, offering excellent potential for entertaining, working from home, or additional family space. A separate side store room provides further practical storage.

To the first floor are two well proportioned bedrooms. Bedroom one benefits from fitted wardrobes, attractive open views over the parkland to the front, and its own private shower enclosure. A contemporary family bathroom completes this floor.

Occupying the second floor is a further spacious double bedroom with ample room for furnishings and access to useful eaves storage.

Further benefits include CCTV security and a fantastic private position with no overlooking to either the front or rear.

Early viewing is strongly advised.



£250,000

- DECEPTIVELY SPACIOUS FAMILY HOME
- SHOWER TO BEDROOM & FAMILY BATHROOM
- VERSATILE GARDEN ROOM
- SOUTH FACING REAR NON-OVERLOOKED GARDEN
- PARK VIEWS TO FRONT ASPECT
- MODERN & MUCH IMPROVED THROUGHOUT
- COUNCIL TAX BAND A
- EPC RATED C



## LOCATION

Situated on Old Church Road, this property offers great access to local amenities, including Arena Park Shopping Centre and well-regarded schools within walking distance. Excellent transport links connect you to Coventry city centre, University Hospital, and major routes like the A444, M6, and M69. Coventry Arena train station is nearby, and the canal towpath provides a lovely spot for walks and outdoor leisure.

## 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.



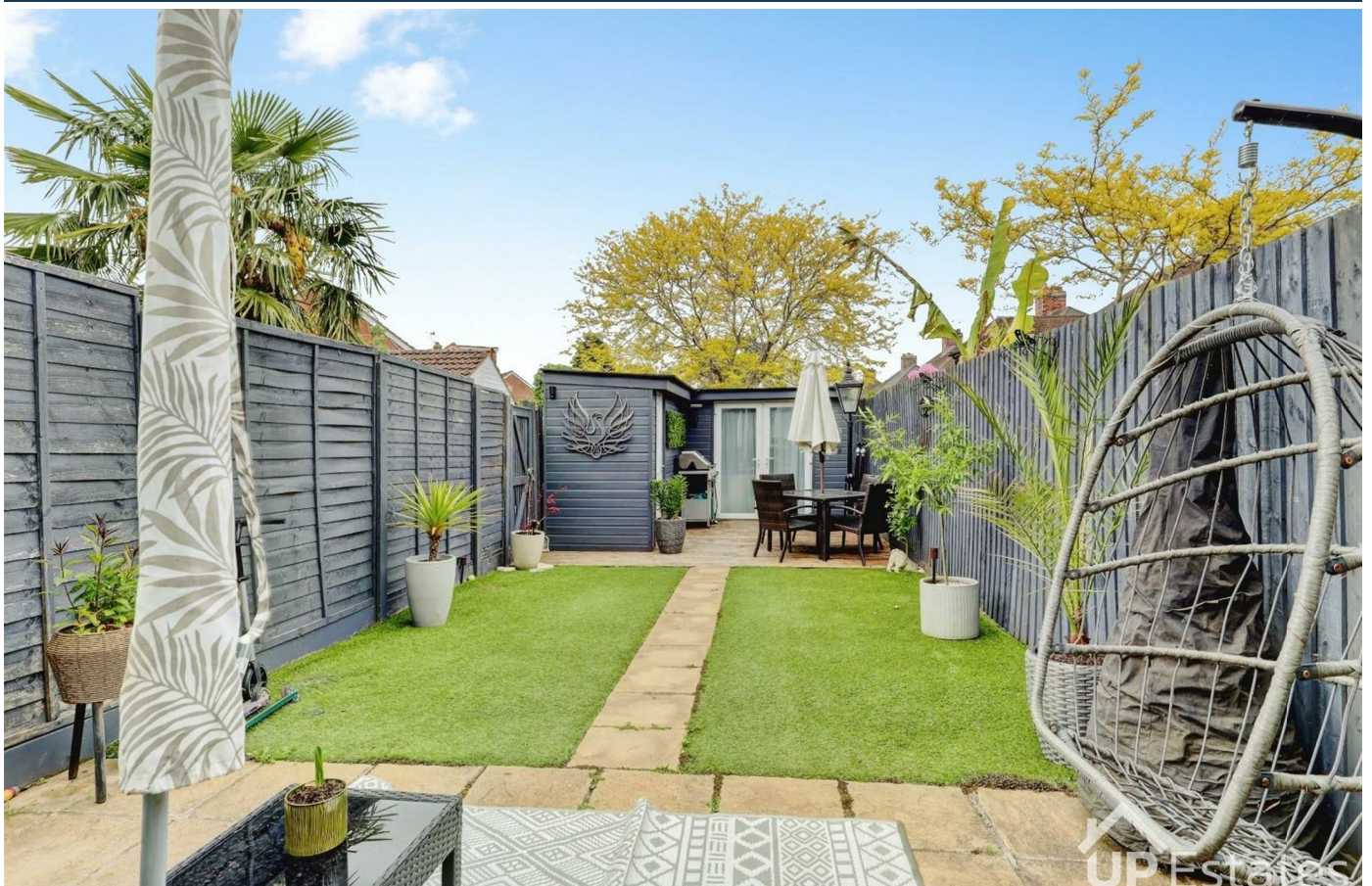
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by 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: 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup> (excluding eaves storage, garden gym / bar, store)

All measurements are approximate and for display purposes only

## CONTACT

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