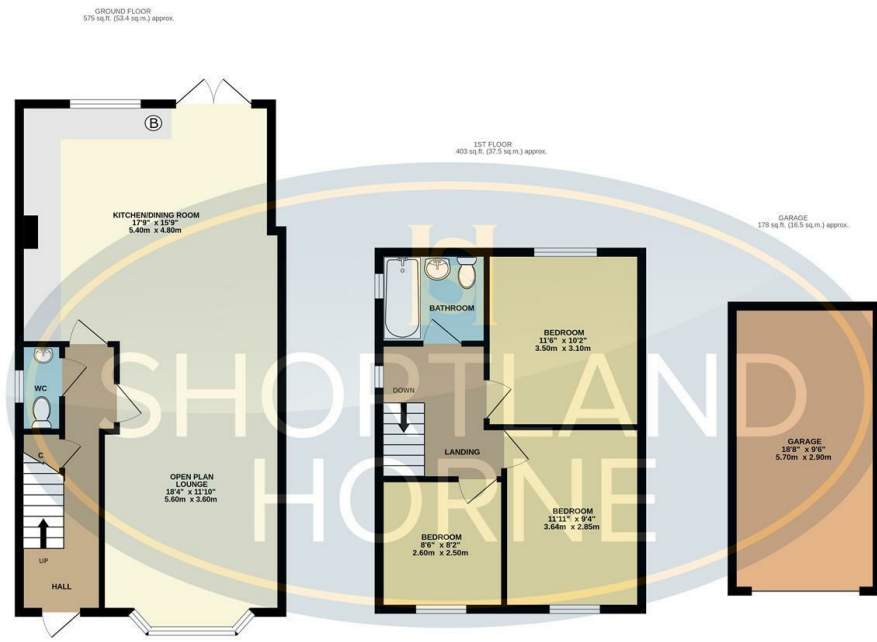


## Floor Plan



TOTAL FLOOR AREA: 1156 sq. ft. (107.4 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	78
England & Wales		EU Directive 2002/91/EC	

### DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

### Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

### Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

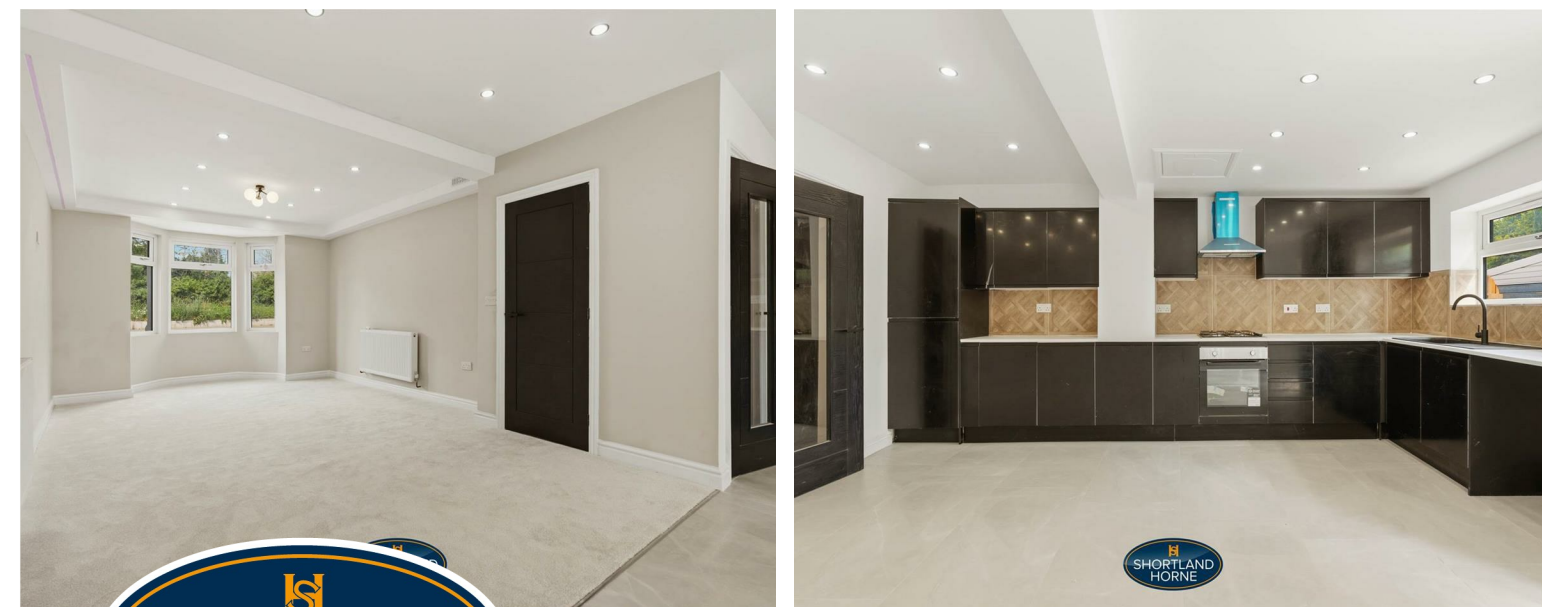
### Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

### Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



**Shortland Horne Walsgrave Branch**  
 306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
 Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
 10 Euston Place, Leamington Spa CV32 4LJ

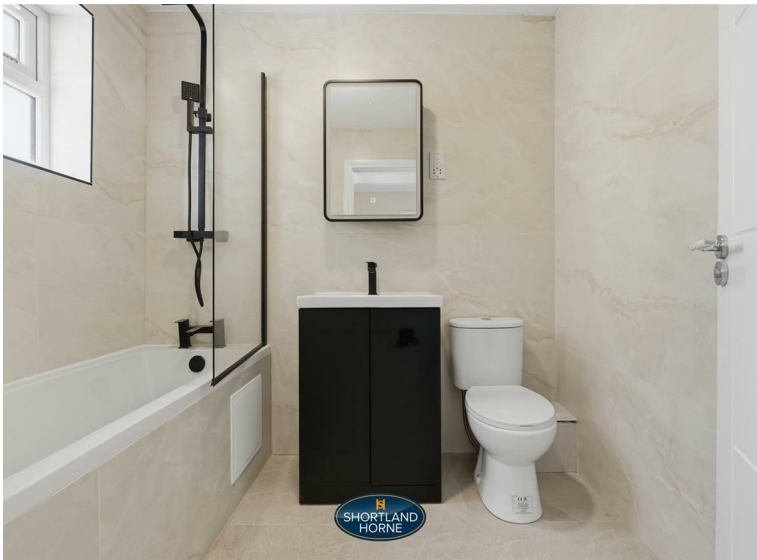
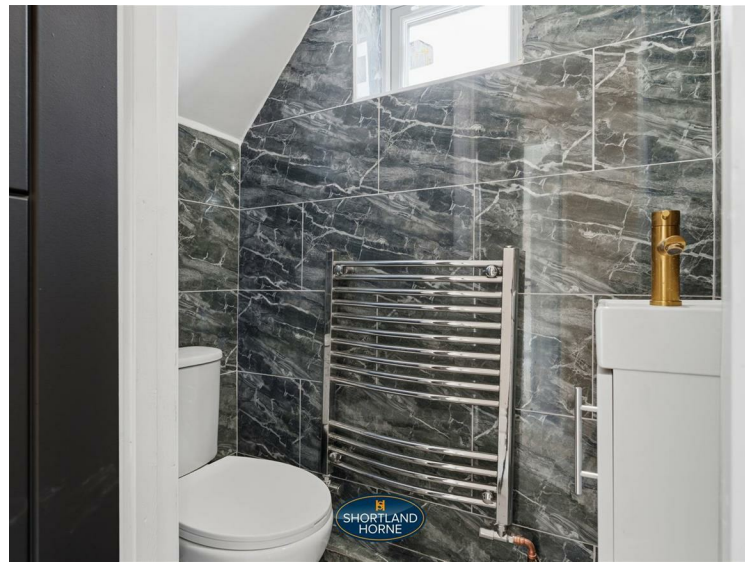
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Old Church Road**  
**CV6 7DY**



## £325,000 | Bedrooms 3 Bathrooms 1

From the moment you arrive at this beautifully renovated three bedroom semi detached home on Old Church Road, it is immediately clear that this is a property where every detail has been carefully considered. Behind its attractive frontage lies a home that has been completely transformed from top to bottom, offering stylish contemporary living whilst retaining the warmth and comfort that every family dreams of. With a brand new roof including new timbers and purlins, a substantial extension and immaculate presentation throughout, this is a home ready for its next owners to simply move in, unpack and enjoy from day one.

Stepping inside, you are welcomed by a bright entrance hallway finished with practical tiled flooring, setting the tone for the quality found throughout the home. A conveniently located downstairs cloakroom features a sleek white two piece suite, beautifully complemented by striking black marble effect tiling, creating a luxurious first impression.

The heart of this exceptional home unfolds into a stunning open plan living space, thoughtfully designed for modern family life. Natural light pours through the elegant bay window at the front of the property, illuminating the spacious lounge where brand new cream carpets provide warmth underfoot. Contemporary spotlights combine effortlessly with an eye catching LED feature surround, creating an inviting atmosphere whether relaxing with family after a busy day or entertaining friends into the evening.

Flowing seamlessly from the lounge, the impressive kitchen and dining area has been created through a generous extension, delivering the kind of open plan living that today's buyers desire. The continuation of recessed spotlights and stylish tiled flooring subtly defines each space while maintaining an effortless connection throughout. Sleek black cabinetry contrasts beautifully against crisp white worktops, offering both style and practicality with ample storage and preparation space. Whether preparing family meals, hosting dinner parties or enjoying a quiet morning coffee, this room effortlessly adapts to every occasion. French doors frame views of the garden beyond and allow sunlight to flood the room, while providing a seamless transition between indoor and outdoor living during the warmer months.

Upstairs, the sense of space and quality continues. The landing leads to three well proportioned bedrooms, all finished with soft carpeting and presented in calming neutral tones. The principal bedroom provides ample room for a double bed alongside wardrobes and additional furniture, creating a peaceful retreat at the end of the day. The second double bedroom is equally generous, making it ideal for family members or visiting guests, while the third bedroom offers excellent versatility as a child's bedroom, nursery, dressing room or dedicated home office to suit changing lifestyles.

Completing the first floor is a beautifully appointed family bathroom. Finished in timeless neutral floor to ceiling tiling, the room features a contemporary white three piece suite with a shower over the bath, enhanced by elegant black fittings that provide a sophisticated finishing touch and elevate the overall design.

Outside, the enclosed rear garden has been thoughtfully arranged to offer something for everyone. A paved seating area provides the perfect setting for summer barbecues, alfresco dining or simply unwinding with a book, while the generous lawn creates an ideal space for children to play safely or for keen gardeners to personalise. To the front, a shared driveway leads to the garage with an up and over door, providing useful storage and additional parking options.

Perfectly positioned in the popular Courthouse Green area, Old Church Road continues to be a sought after location for families, first time buyers and professionals alike. A wide selection of local shops, supermarkets, cafés and everyday amenities are all within easy reach, while nearby schools including Good Shepherd Catholic Primary School, St Laurence's Church of England Primary School and Foxford School make the area particularly appealing for growing families. Excellent transport links provide convenient access to Coventry city centre, the Ricoh Arena, the M6, M69 and A444, making commuting straightforward whilst keeping everything you need close to home.

Beautifully finished, thoughtfully extended and offering an exceptional standard of accommodation throughout, this outstanding home effortlessly combines style, comfort and practicality in one of Coventry's well connected residential locations. It presents a rare opportunity to secure a home where every major improvement has already been completed, allowing its next owners to focus solely on creating lasting memories.



### GROUND FLOOR

Hallway

W/C

Open plan lounge

18'4 x 11'10

Kitchen/dining room

17'9 x 15'9

### FIRST FLOOR

Landing

Bedroom 1

11'11 x 9'4

Bedroom 2

11'6 x 10'2

Bedroom 3

8'6 x 8'2

Bathroom

### OUTSIDE

Driveway

Garage

Rear garden