

Old Church Road,  
Little Heath,  
Coventry,  
CV6

169,950



- Single squared bayed 3 bedroom SEMI
- Gas central heating and Double glazed where specified
- 2 Reception rooms
- Breakfast kitchen
- Ground floor shower room and 1st floor bathroom with shower
- Direct access brick garage



Ref: PRB12871

Viewing Instructions: Strictly By Appointment Only



## General Description

\* Single squared bayed three bedroom semi detached property \* Well planned family accommodation \* Gas central heating \* uPVC sealed unit double glazed windows where specific\* Fully tiled shower room \* Two reception rooms \* Split level kitchen \* Three bedrooms \* Fully tiled bathroom with shower \* Direct access to brick built garage \* Front and good sized rear gardens \* Situated to the North East side of the city close to the Persimmon built housing re-development, here is a single squared bayed three bedroom semi detached property. The property represents ideal family accommodation with excellent scope to extend to the side and rear elevation, subject to necessary planning permission and still retaining a good size rear garden. The property is well served for local amenities as well as being within a few minutes drive of the A444 to both Coventry and Nuneaton.

## Accommodation

### Accommodation comprises

### On the ground floor

#### Storm porch entrance

To



Entrance Hall (15' 0" x 5' 05") or (4.57m x 1.65m)



Fully tiled Shower Room

With three piece suite incorporating corner shower cubicle.



Bay window lounge (13' 09" x 11' 10") or (4.19m x 3.61m)





Dining/Sitting Room (11' 06" x 10' 10") or (3.51m x 3.30m)

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Split level kitchen (15' 09" x 8' 04") or (4.80m x 2.54m)

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Kitchen picture

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On the first floor

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Landing

Access to loft space with pull down ladder.

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Bedroom 1 (11' 10" x 9' 09") or (3.61m x 2.97m)

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Bedroom 2 (12' 0" x 11' 07") or (3.66m x 3.53m)



Bedroom 3 (8' 0" x 8' 0") or (2.44m x 2.44m)

Wall mounted Worcester gas fired boiler.



Refurbished Bathroom

With shower and matching tiled floor and walls.



Outside

Direct access to brick built garage, walled foregarden. Good sized lawned rear garden with brick paviour block patio terrace. The property offers excellent scope to extend to the side and rear elevation, subject to necessary planning permission.



Rear of property

## Location

From the city proceed out via Stoney Stanton Road continue into Bell Green Road at the traffic lights turn left into Proffitt Avenue, left into Old Church Road and the property can be found on the left hand side.

## Services

We believe all mains services are connected to the property.

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## Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale.

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## Special Note

We have not tested the equipment, appliances and services in this property.

Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

The measurements are supplied for guidance.

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## Note

It should be noted that the Draft Sales particulars have not been verified by the vendor. If you wish to receive an approved copy please do not hesitate to contact us.

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## 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 Crime 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.

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## Surveys

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

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## Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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## Services

EPC Rating:39

## Tenure

We are informed that the tenure is Freehold

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# Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*