



Old Church Road, Foleshill

Asking Price £345,000



With vast amount of potential, this 3 bedroom detached property is offered For Sale with no upward chain. The property is located close to the A444, providing access into and out of Coventry.

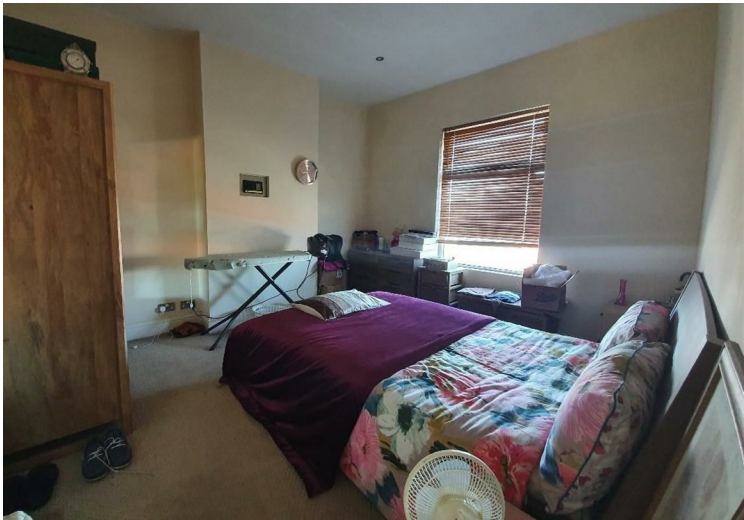
With blocked driveway and gated access the property comprises of: Two reception rooms and a further dining room/reception room area, large kitchen and separate utility area with a ground floor W.C. Three first floor double bedrooms and a spacious bathroom with separate shower.

The property also has a large two story double garage with a separate one bedroom annex above.

There is potential (subject to relevant planning permission) to convert the property into a 11 bedroom HMO or 6 bedrooms with en-suite and 3 spacious living areas.

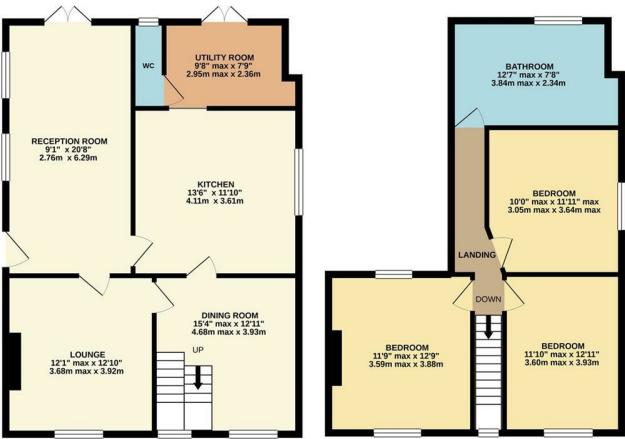
This is a opportunity not to be missed, call now on 024 7665 2200 to secure your viewing.

- EPC Rating: E
- Fantastic Investment Opportunity
- Blocked Driveway Parking
- Double Garage
- Separate One Bedroom Annex
- Gas Central Heating & Double Glazing
- Three Double Bedrooms



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error. Measurements are for guidance only. This plan is for information purposes only and should be used as such for and prospective purchase. The services, systems and appliances shown herein have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan (2021)

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	50	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	46
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE: General Information
We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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