MATTHEW JAMES
Property Services

38 Fir Tree Avenue, Coventry, CV4 9FS
Offers Over £275,000

New to the market this beautiful three bedroom semi-detached property situated on a impressive large corner plot within the popular Tile Hill area... Offered for sale with NO CHAIN, the property has been in the family for many years and has been a much loved family home, with a welcoming feel as soon as you walk through the door. Huge potential to extend and upgrade further to create your own desirable home.

Step inside, spacious entrance hallway leading to the ground floor accommodation. Cosy lounge where you can relax after a long day at work, through to the separate dining room with door out to the rear garden. A perfect room for dinner parties and entertaining guests. Kitchen with a range of fitted cupboards, built in electric oven, large hob, extractor fan, space for electrical appliances and door out to the rear garden. Up to the first floor accommodation, landing with access to the loft space, family bathroom, two double bedrooms and a further single bedroom. Externally the property benefits from off street parking to the front. The large rear garden has a good size patio area, laid lawn, various plants, shrubs and trees. There is also outside brick built storage space with power and a shed.

The area of Tile Hill is situated on the desirable South-West side of the City conveniently placed for excellent local schools and close to an abundance of local amenities and shops. Easy access to Tile Hill Train Station and good transport links for A45, M6, M42, NEC Birmingham, Solihull, Kenilworth, Warwick University and Westwood Business & Science Park.

Fantastic property with great potential in a convenient location. Call now to book your viewing appointment!

Approach

Entrance Hallway

Lounge
13'4 x 11'3 (4.06m x 3.43m)

Dining Room
11'11 x 11'3 (3.63m x 3.43m)

Kitchen
11'4 x 6'7 (3.45m x 2.01m)

Upstairs Landing

Bedroom One
13'4 x 11'3 (4.06m x 3.43m)

Bedroom Two
11'4 x 10'7 (3.45m x 3.23m)

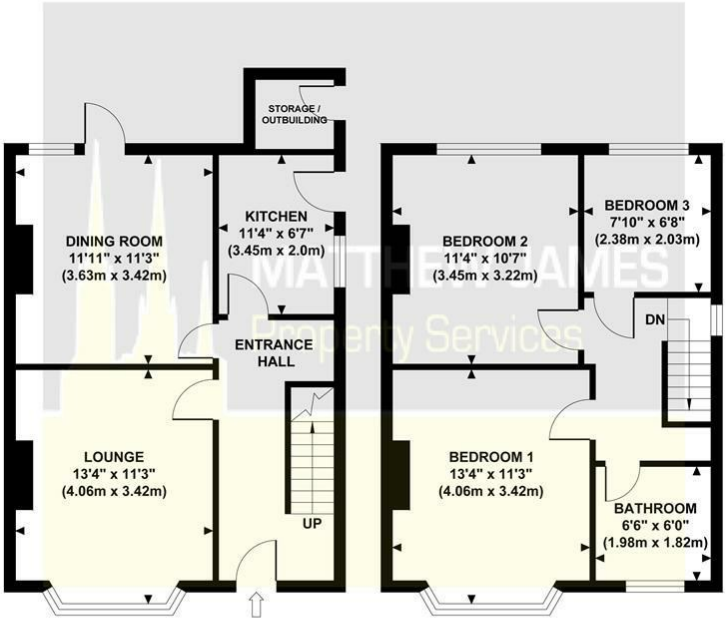
Bedroom Three
7'10 x 6'8 (2.39m x 2.03m)

Bathroom
6'6 x 6'0 (1.98m x 1.83m)

Rear Garden

Floor Plan

FIR TREE AVENUE
Approximate Gross Internal Area
915 sq ft / 85.0 sq m



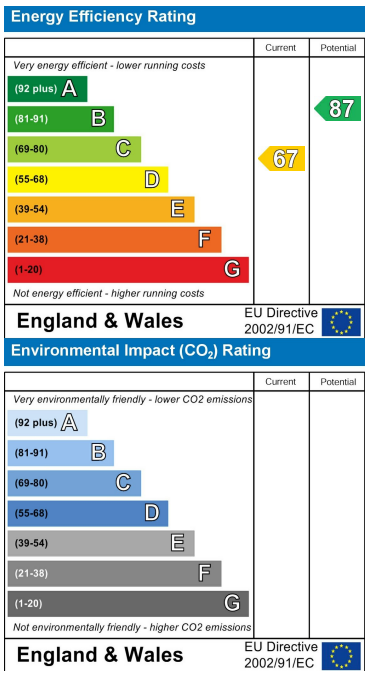
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 467 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 448 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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