



## 274 Jardine Crescent Tile Hill, Coventry, CV4 9QS

NO ONWARDS CHAIN... END TERRACED... TWO DOUBLE BEDROOMS... GALLEY LANDING... OFF ROAD PARKING... OPEN PLAN LOUNGE / DINER... GOOD SIZED GARDENS... This well presented, end terraced property is located in the Tile Hill area of Coventry.

In short, the property rooms are very well proportioned and are generous in size. On the ground floor, the kitchen has a great selection of fitted units and space for free standing appliances. The lounge diner is the full length of the property with a feature fire place and patio doors that lead out to the rear garden space.

Head upstairs to find two generously sized double bedrooms and a spacious shower room with separate WC facilities.

The front garden offers a delight of colourful planting and laid to lawn, whilst the rear garden is sectioned into low maintenance areas and has gated access to the off road parking to the side.

The residential area of Tile Hill sits west of Coventry. With an abundance of local facilities, good schools and great travel links - the property has loads to offer and is a great location for families and professionals. Please do get in touch to arrange your viewing.

**£169,995**

# 274 Jardine Crescent

Tile Hill, Coventry, CV4 9QS



- Spacious End Terraced
- Worcester Bosch Boiler & PVCu Windows & Doors
- Off Road Parking
- Ideal Investment or First Time Buyer
- Two Double Bedrooms
- EPC Rating D
- Through Lounge / Diner
- No Onwards Chain
- Council Tax Band A

## GROUND FLOOR

### Entrance Hallway

### Kitchen

9'6" x 8'6" (2.9 x 2.6)

### Lounge / Diner

22'11" x 10'2" (7 x 3.1)

## FIRST FLOOR

### Bedroom One

12'5" x 10'5" (3.8 x 3.2)

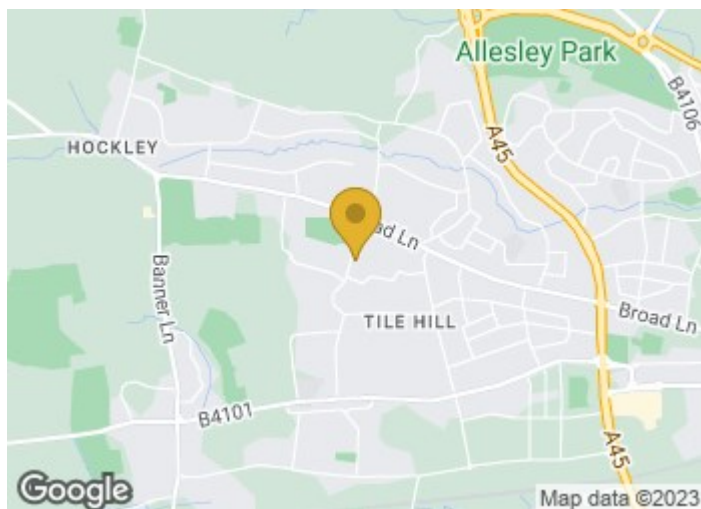
### Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

### Shower Room

6'2" x 5'10" (1.9 x 1.8)

### Seperate WC

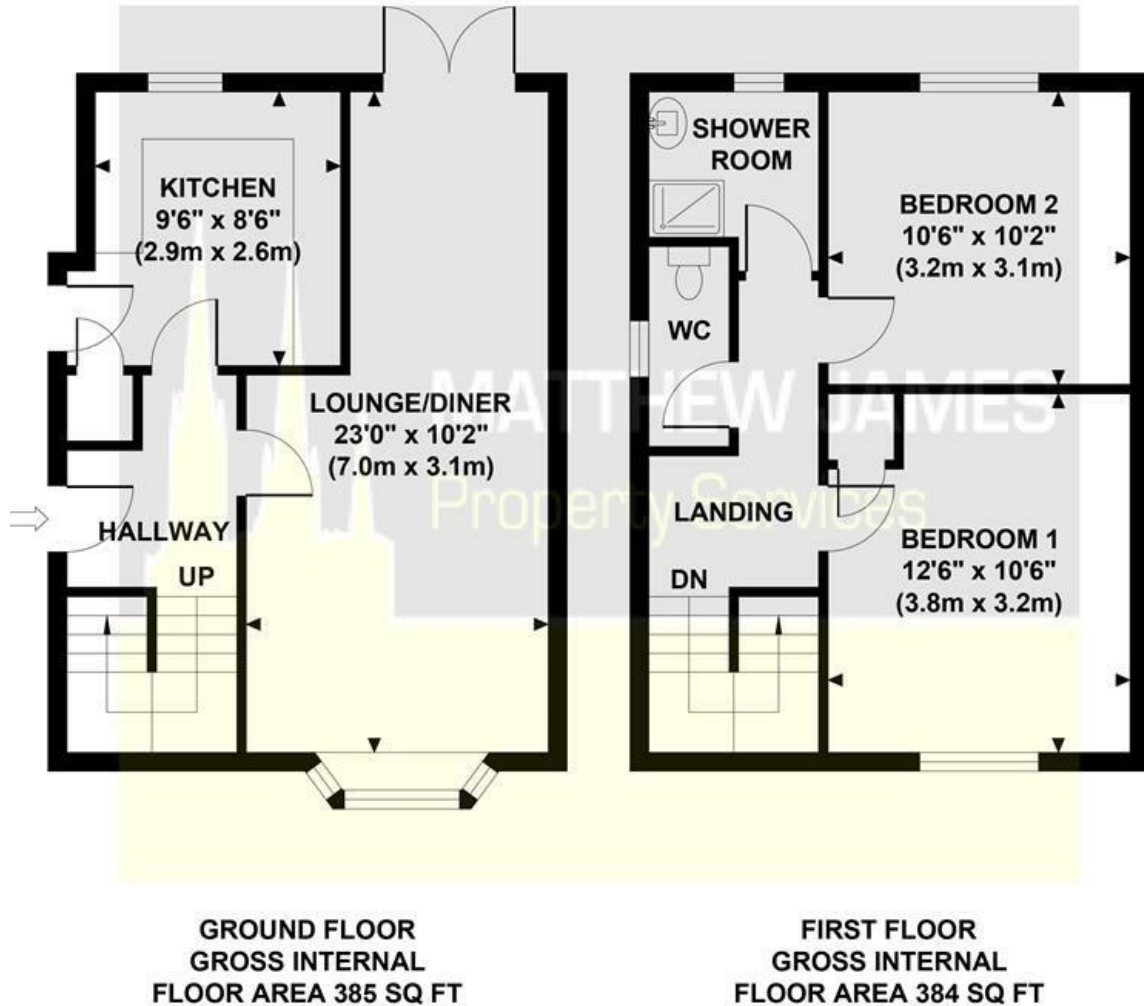


## Directions



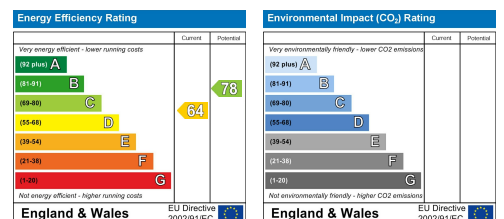
# JARDINE CRSECENT

Approximate Gross Internal Area 769 sq ft / 71.44 sq m



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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