



## 39 Fir Tree Avenue, Coventry, CV4 9FR Offers Over £315,000

Matthew James bring to the market this outstanding home in a lovely location. This three bedroom semi-detached property certainly has kerb appeal and has been improved both externally and internally, with a very impressive rear extension, finished to an exceptional standard this property is ready to move straight into, where you will feel right at home.

Pull up onto the driveway, step inside the porch into the entrance hallway, door into the lounge a cosy place to relax and watch your favourite tv programmes. Through to the heart of the home the full width kitchen extension overlooking the rear garden, the current owner certainly has not missed a trick here. An impressive addition to the property, modern fitted kitchen with underfloor heating, integrated dishwasher, fridge freezer, oven and hob, bar area, ample space for dining table and like the current owner a snooker table if you fancy, separate snug area, utility room with internal access into the garage, downstairs wc. Bi-folding doors open up to the beautiful rear garden, well maintained and not over looked offering complete privacy, patio seating area, laid lawn, various plants and shrubs, and shed. To the first floor hallway landing, modern shower room, two double bedrooms one with ladder access into the loft room, boarded with two velux windows and gas central heating radiator, and an additional single bedroom.

The area of Tile Hill is situated on the desirable South-West side of the City, 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. Also conveniently placed for excellent local schools.

You will not want to miss out on this fantastic opportunity so call now to book your viewing and avoid disappointment.

## Approach



## Driveway

## Garage

## Entrance Porch

## Entrance Hallway



## Lounge

12'2 x 10'8 (3.71m x 3.25m)



## Kitchen Diner

22'3 x 16'3 (6.78m x 4.95m)

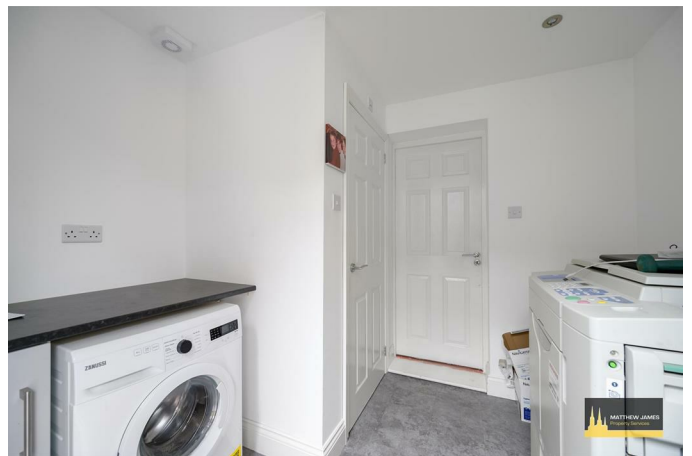


## Snug Area



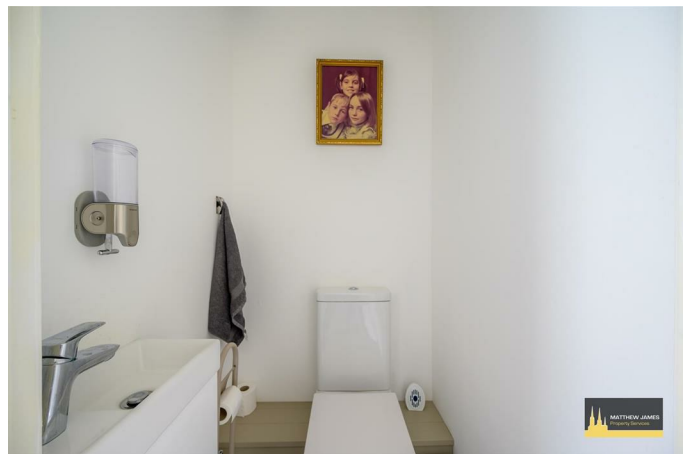
## Utility Room

8'9 x 7'7 (2.67m x 2.31m)



## WC

3'4 x 3'3 (1.02m x 0.99m)



## First Floor Landing

### Bedroom One

12'11 x 9'5 (3.94m x 2.87m)



### Shower Room

5'8 x 5'8 (1.73m x 1.73m)



### Bedroom Two

10'2 x 10'0 (3.10m x 3.05m)



### Loft Room

14'6 x 12'11 (4.42m x 3.94m)



### Bedroom Three

7'8 x 6'8 (2.34m x 2.03m)

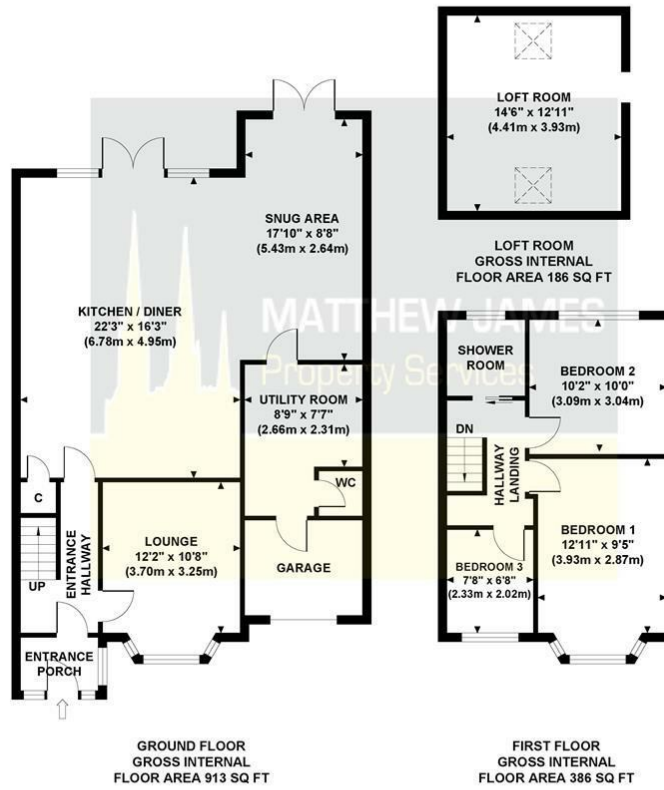


### Rear Garden

# Floor Plan

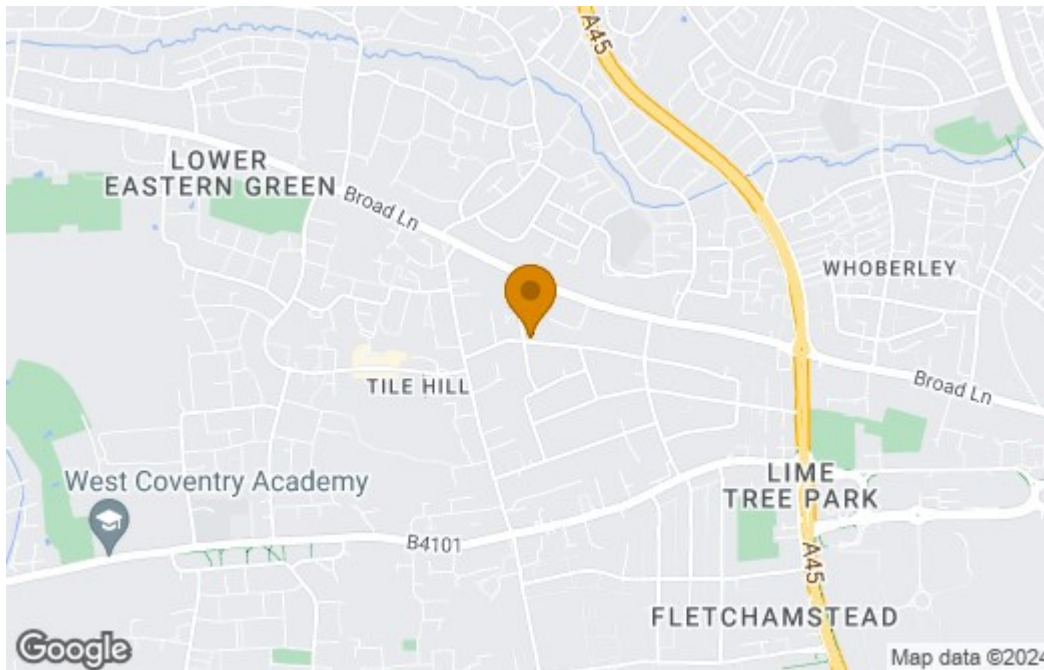
## FIR TREE AVENUE

Approximate Gross Internal Area 1485 sq ft / 137.90 sq m

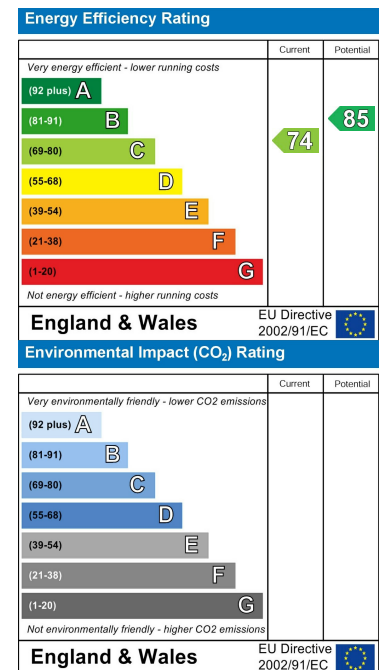


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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