



## 53 James Green Road

Tile Hill, Coventry, CV4 9SL

TWO DOUBLE BEDROOMS... RECENTLY RENOVATED IN PLACES... NEWLY FITTED PVCu WINDOWS... ELECTRIC HEATING... GOOD SIZED REAR GARDEN... SOLAR PANELS FITTED... VACANT... NO UPWARD CHAIN... (PLEASE NOTE THAT THE SHUTTERING IS PURELY FOR INSURANCE PURPOSES ONLY)... SEMI DETACHED. Located in the sought after residential area of Tile Hill, this lovely family home needs to be viewed to appreciate what is being offered for sale. Having been recently renovated in places, including re-decoration throughout, new PVCu double glazed windows, new wiring and new metal type consumer unit, all you need to do is put down your own carpets! Briefly comprising of kitchen dining room with ample storage off, living room wide sliding patio doors, two double bedrooms, family bathroom on the first floor and front and rear gardens. Having solar panels on the roof and electric heating, this property is perfect for those who are looking for their first time purchase, investment buy or those looking to downsize. Being VACANT and having NO UPWARD CHAIN - why not give us a call to book your viewing.

**Offers Over £150,000**

# 53 James Green Road

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- Recently Renovated Throughout
- Two Double Bedrooms
- Close To Amenities
- Semi Detached
- PVCu Double Glazed
- VACANT
- Front & Rear Gardens
- Electric Heating
- NO UPWARD CHAIN
- (PLEASE NOTE: SHUTTERING IS FOR INSURANCE PURPOSES ONLY)

## Front Garden

## Rear Garden

## Storm Porch

## Inner Hallway

## Living Room

12'11 x 11'5 (3.94m x 3.48m)

## Kitchen Dining Room

10'10 x 9'5 (3.30m x 2.87m)

## Inner Lobby

## First Floor Landing

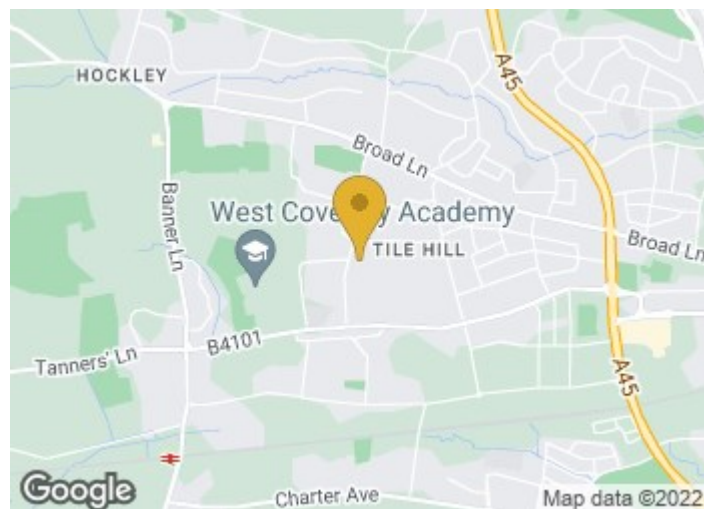
## Bedroom One

13'11 x 10'1 (4.24m x 3.07m)

## Bedroom Two

11'0 x 9'2 (3.35m x 2.79m)

## Family Bathroom

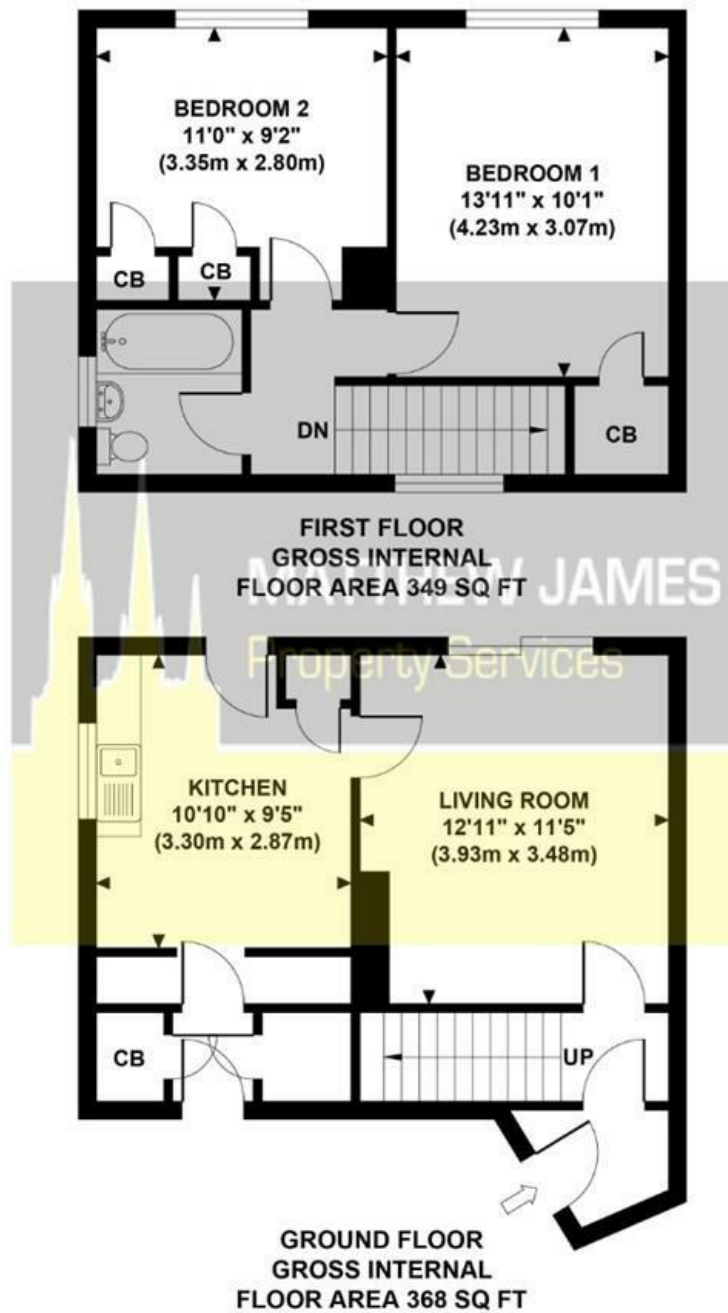


[Directions](#)



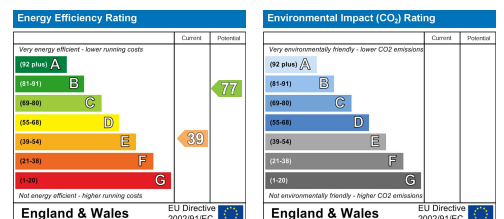
# JAMES GREEN ROAD

Approximate Gross Internal Area  
717 sq ft / 66.60 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.



## CONTACT INFORMATION

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