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Station Avenue  
CV4 9HR

# Station Avenue

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A spacious three bedroom semi-detached family home situated in the popular area of Tile Hill Village, within walking distance to Tile Hill train station, having great links to Coventry and Birmingham. This home must be viewed to appreciate the amount of love and work that's gone in to this house over the years.

The ground floor offers an entrance hallway, a lounge with a beautiful feature gas fire and a bay window overlooking the front garden, a fully modern fitted kitchen with an integrated double Neff ovens, a ceramic hob, a dishwasher and a fridge/freezer. There is also a dining room with a feature gas fire and French doors opening out to the garden.

On the first floor you will find a family shower room and three double bedrooms with the bigger double bedroom having access to a brilliant dressing area and an en-suite shower room. (This could quite easily be used as another bedroom providing a family purchases it)

Outside the rear garden is fully enclosed and well established mainly laid to lawn and there is off road parking to the front with access to the garage. This great home really must be viewed to appreciate its position and to fully appreciate what the property has to offer internally.







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## Dimensions

### GROUND FLOOR

#### Hallway

#### Living Room

3.96m x 3.91m

#### Kitchen

2.84m x 3.02m

#### Dining Room

3.35m x 3.91m

#### Garage

### FIRST FLOOR

#### Bedroom One

3.86m x 3.91m

#### Dressing Room

3.02m x 2.18m

#### En-Suite

2.31m x 2.18m

#### Bedroom Two

3.96m x 3.91m

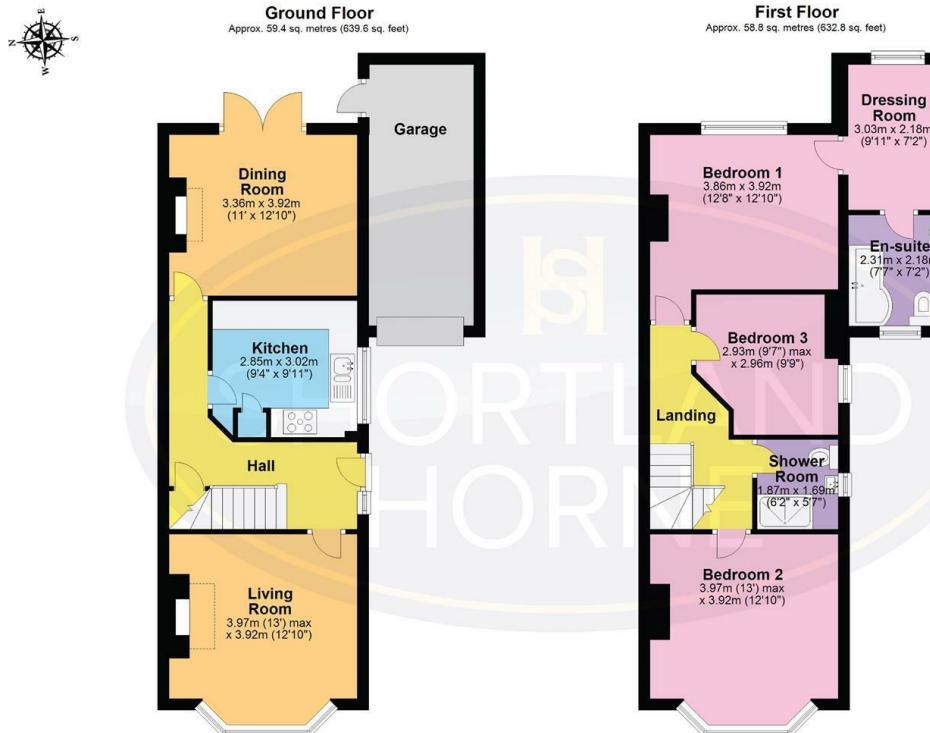
#### Bedroom Three

2.92m x 2.97m

#### Shower Room

1.88m x 1.70m

## Floor Plan



**Total area: 1272.40 sq ft**

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

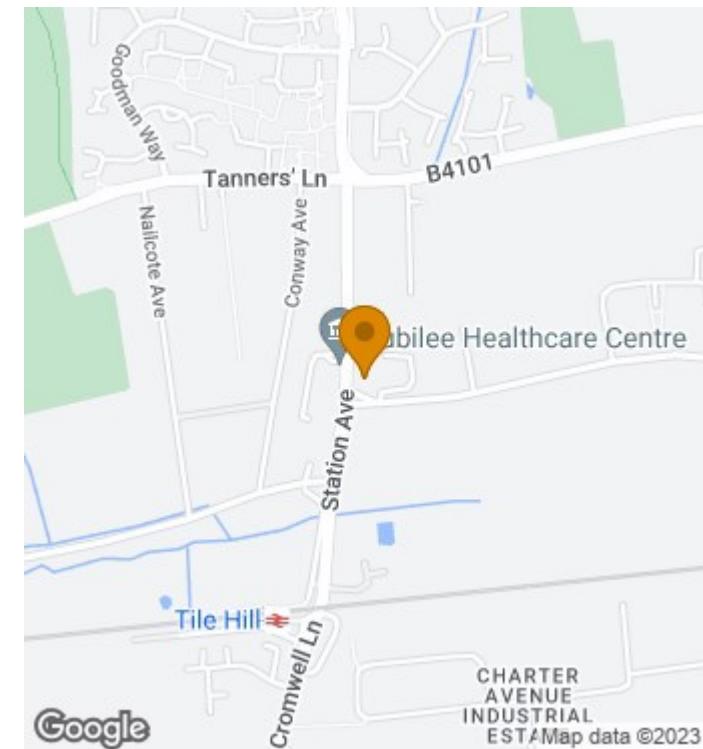
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

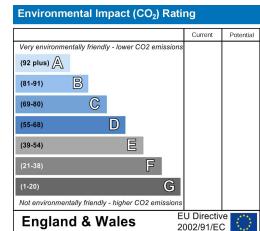
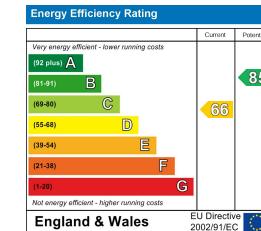
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC



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