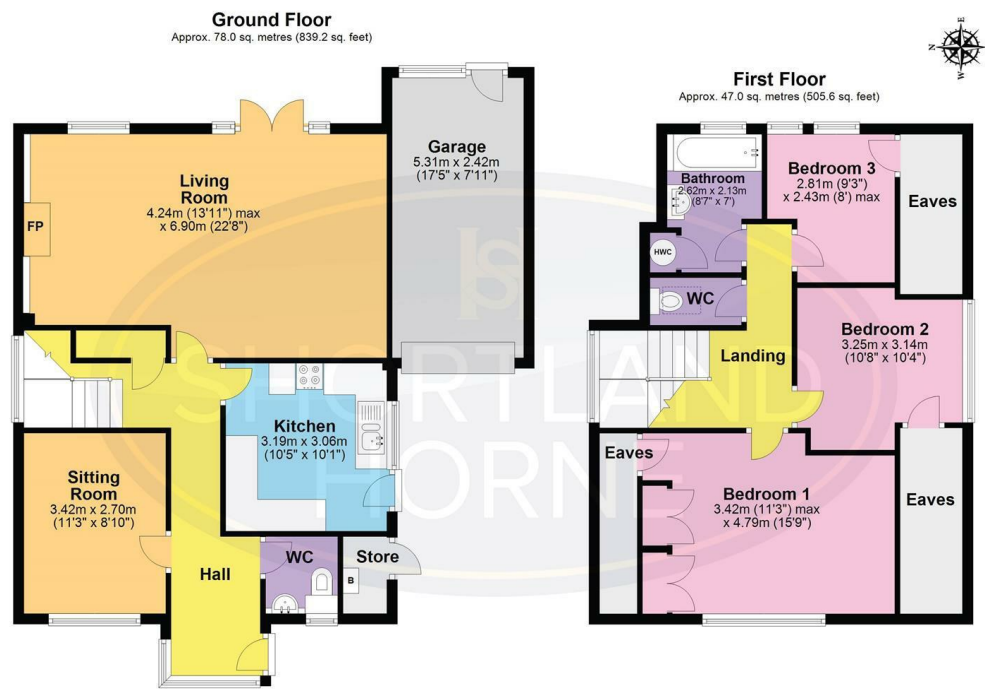


Floor Plan



Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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 Criminal 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 practices 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.



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Shortland Horne Coventry City Centre
 Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
 306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
 10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
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UNITED PRO AWARD REAL ESTATE MAR WEST 2020



£350,000 Guide Price | Bedrooms 3 Bathrooms 1

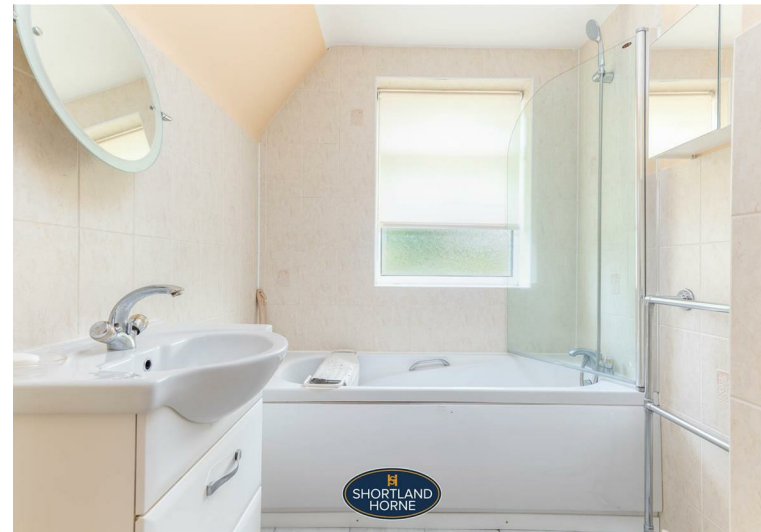
A spacious three bedroom detached family home situated in the popular area of Tile Hill Village, within walking distance to Tile Hill train station, having great links to Coventry and Birmingham and offered with no upward chain. This home must be viewed to appreciate the amount of living space it has to offer.

The ground floor offers an entrance hallway, a 22ft lounge with French doors opening out to the beautiful garden, a fully fitted kitchen, a sitting room/Bedroom Four and a W/C.

On the first floor you will find three double bedrooms with all bedrooms having access to eaves storage and the biggest bedroom featuring built in wardrobes. There is also a family bathroom and a separate W/C.

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.



GROUND FLOOR

Entrance Hallway

Sitting Room/Bedroom Four

11'3 x 8'10

Living Room

13'11 x 22'8

Kitchen

10'5 x 10'1

W/C

FIRST FLOOR

Bedroom One

11'3 x 15'9

Bedroom Two

10'8 x 10'4

Bedroom Three

9'3 x 8

Bathroom

8'7 x 7

W/C