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Standard Avenue

Tile Hill CV4 9BT

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NO ONWARD CHAIN

A well-presented three-bedroom end-terraced family home with an open-plan kitchen/dining area and generous rear garden,, conveniently positioned for local amenities and transport links.

Shortland Horne are pleased to offer for sale this well-presented three-bedroom end-terraced property on Standard Avenue, offering versatile accommodation across two floors and being sold with the added benefit of no onward chain.

The ground floor accommodation begins with an entrance hallway with stairs rising to the first floor. To the front is a comfortable living room featuring a bay window, providing plenty of natural light. The living space flows through into the kitchen/dining area, creating a sociable layout particularly well suited to everyday family life and entertaining.

The kitchen/dining area is fitted with a range of modern white wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is space for a range of appliances together with a useful breakfast bar, while the adjoining dining area provides ample room for a family dining table. A door from the kitchen provides access to the rear garden.

Upstairs, the first-floor landing leads to three bedrooms, including a generous principal bedroom with bay window, a good-sized second bedroom and a third bedroom which would also work well as a nursery, study or home office. Completing the first floor is the family bathroom, fitted with a three-piece suite including a bath with shower over.

Outside, one of the property's strongest features is the generous south facing rear garden, with a decked seating area immediately adjoining the house before opening onto a substantial lawn. The end-terrace position also provides useful side access.

Standard Avenue is conveniently positioned just off the Tile Hill Lane area of west Coventry, with a range of local shops, schools and everyday amenities within easy reach. There are bus stops within a short walk, while Canley railway station is approximately 1.4km away, providing useful rail connections towards Coventry, Birmingham and beyond. The location also offers convenient access towards the A45, Coventry city centre and the wider west Coventry area.

Offered with no onward chain, this would make an excellent purchase for first-time buyers, families or investors, and an early viewing is recommended.

EPC - TBC

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Dimensions

Hallway
3.45m x 1.57m

Living Room
3.51m x 2.87m

Kitchen/Dining Room
3.40m x 4.60m

FIRST FLOOR

Bedroom One
3.96m x 2.77m

Bedroom Two
3.10m x 3.15m

Bedroom Three
2.44m x 2.13m

Bathroom
1.65m x 1.75m

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Floor Plan

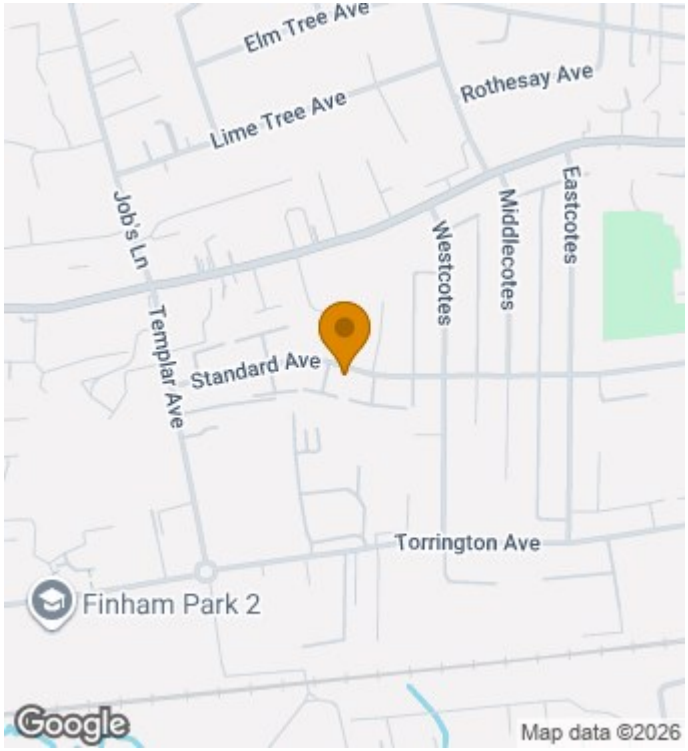
Total area: 688.00 sq ft

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 ccordance 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.

Location Map



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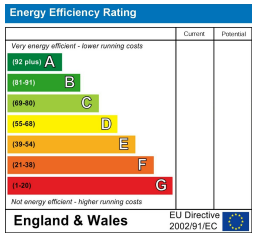

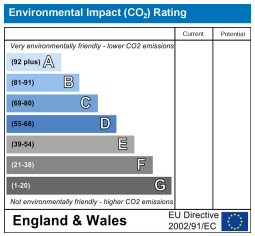

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