
SHORTLAND HORNE
Trusted Property Experts
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Tile Hill Lane
CV4 9DF

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Attention first time buyers, here's your chance to step onto the property ladder with this superb traditional end of terrace home that's ready to move straight into, with no chain to slow things down. Inside, you'll find a bright and airy porch, a lovely lounge that's perfect for relaxing, complete with a feature fire surround that adds a cosy touch for those quieter evenings. The excellent dining room is ideal for entertaining friends or enjoying family meals, and it flows nicely into the modern fitted kitchen, which has everything you need for cooking up a storm (and plenty of cupboard space for all your gadgets).

Upstairs, there are two double bedrooms, both spacious and bright, giving you flexibility whether you want a guest room, a nursery, or just some extra space for yourself. The beautiful modern family bathroom is designed with comfort in mind, featuring sleek fittings and a fresh, stylish finish that makes it a pleasure to unwind after a long day.

One of the standout features of this home is the fantastic office or utility room, which is perfect if you work from home or just need a dedicated space for laundry and storage (or even a hobby area). The property benefits from gas central heating and double glazing throughout, so it's warm and energy efficient all year round. If you're after a home that's been really well cared for and thoughtfully updated, this one ticks all the boxes. The layout is practical and inviting, with a great flow from room to room, and there's a real sense of space that you don't always find in similar properties.

Whether you're looking for your first home, downsizing, or simply after a fresh start, this house is a brilliant choice. It's the kind of place where you can move in, unpack, and start enjoying life straight away, without any of the hassle of lengthy chains or major renovations.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Living Room
5.28m x 3.66m

Dining Room
3.94m x 3.66m

Kitchen
2.69m x 2.21m

Bathroom
2.74m x 2.21m

Office Room
2.03m x 2.21m

FIRST FLOOR

Landing

Bedroom
3.81m x 3.63m

Bedroom
3.56m x 3.63m

Floor Plan



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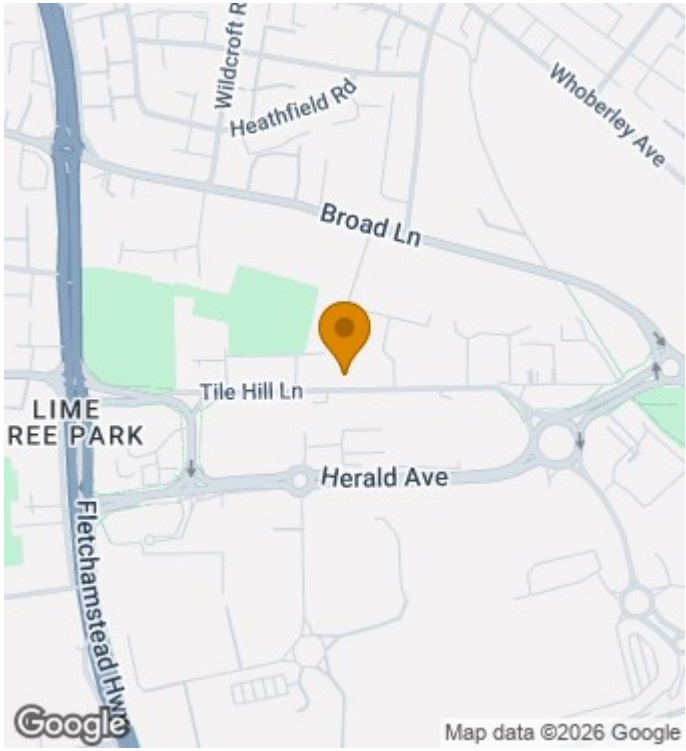
2 bedroom, 1 bathroom

N W E S

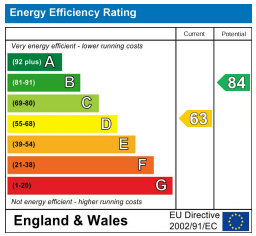
Disclaimer: This floor plan is intended for marketing and illustrative purposes only. Whilst every effort has been made to ensure accuracy, all measurements, dimensions, areas, room layouts, fixtures, fittings, doors, windows, and other details are approximate and may not accurately represent the current property. This plan is not to scale and should not be relied on as a pair of any contract or warranty.

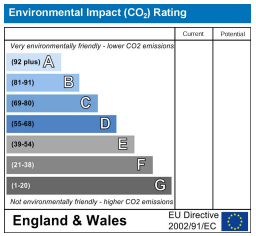
Total area: sq ft

Location Map



EPC





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.

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