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Bushberry Avenue
Tile Hill CV4 9NJ

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* WELL PROPORTIONED 3 BEDROOM TERRACED HOUSE * WELL MAINTAINED BY THE OCCUPIER OVER THE PAST 70 YEARS * NO UPWARD CHAIN

Nestled along Bushberry Avenue, a short distance from Tile Hill Lane, here is a well-presented mid-terrace house offering an excellent opportunity for first-time buyers or families seeking a comfortable home. The property is a Wimpey No Fines Concrete construction with external insulation providing additional warmth which also be an excellent Buy To Let investment ready to move into.

Upon entering, you will find a spacious full lounge/ dining room, perfect setting for relaxation and entertaining guests. The fitted kitchen comes equipped with slot in gas cooker, fridge, freezer & washing machine ! and side lobby providing access to the front and rear gardens.

The property features three well-proportioned bedrooms, each offering ample space for personalisation and comfort. Whether you envision a serene master suite, a vibrant children's room, or a dedicated home office, these bedrooms cater to a variety of needs with bathroom and shower.

The absence of any upward chain simplifies the buying process, allowing for a smoother transition into your new home.

This delightful property has gas central heating and upvc wood grain double glazed windows and in approximately 2005/2006 had works carried out due to " heave " to the ground floor concrete floors.









Dimensions

ENTRANCE HALL

FULL WIDTH
LOUNGE/ DINING
ROOM

4.26 x 4.20

FITTED KITCHEN
3.36 x 3.24

SIDE LOBBY

LANDING

BEDROOM ONE
4.02 x 3.38

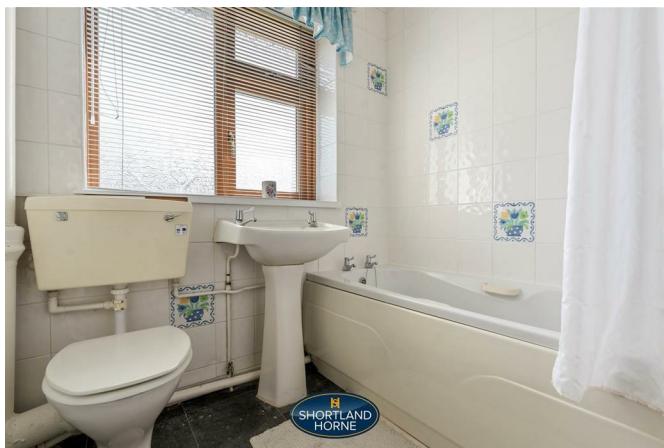
BEDROOM TWO
3.26 x 3.10

BEDROOM THREE
4.05 x 2.72

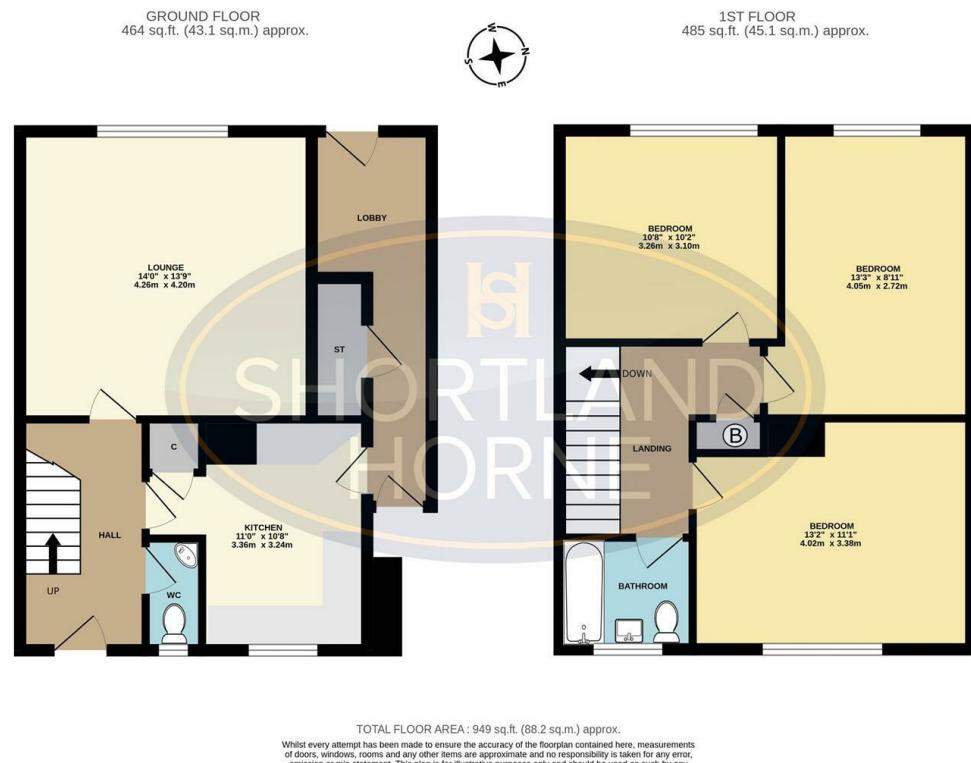
BATHROOM WITH
SHOWER

FRONT & ENCLOSED
REAR GARDEN

NO UPWARD CHAIN



Floor Plan



Total area: 949.00 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

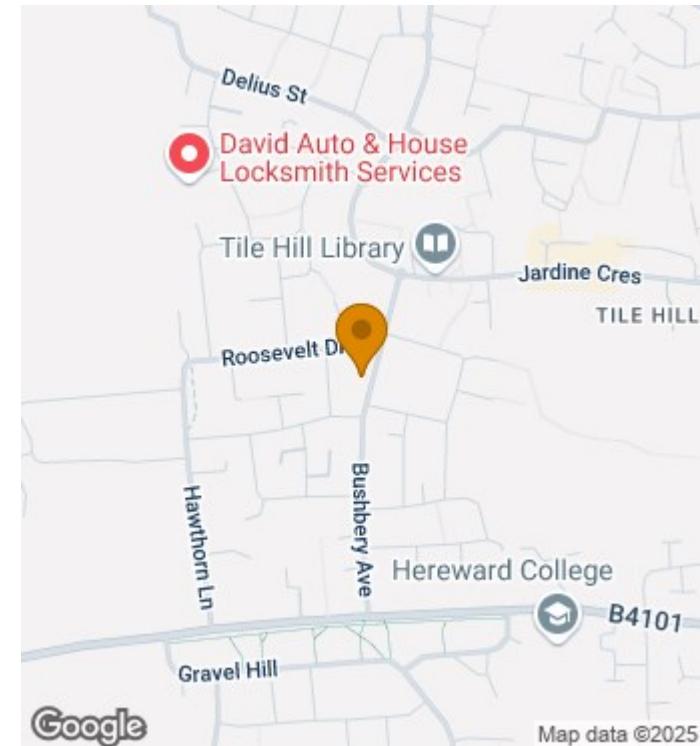
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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

| 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 | | | |
| (11-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| 89 | 76 | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (11-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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