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Elm Tree Avenue  
CV4 9EU

# Elm Tree Avenue

## CV4 9EU

Situated in the sought after location of Elm Tree Avenue Tile Hill, Coventry, this much-improved extended semi-detached house offers a splendid opportunity for family living. Spanning an impressive 1175 square feet, the property boasts three bedrooms, one equipped with built-in wardrobes, ensuring ample storage space for all your needs.

Upon entering, you are greeted by a welcoming recess porch that leads into a spacious entrance hallway. The ground floor is thoughtfully designed, featuring a large lounge/diner perfect for entertaining which opens through to an extended modern fitted kitchen with a feature island, granite worktops, and integrated appliances. There is also a study/utility and a very useful W/C.

The first floor is home to a family bathroom with a bath and a walk in shower, catering to the needs of a busy household. The layout of the home allows for comfortable living, with each room flowing seamlessly into the next.

Outside, the property is set on a fantastic plot, offering potential for further expansion, subject to planning consent. The driveway accommodates several vehicles, providing ample parking and storage options. The rear garden is a true highlight, fully enclosed for privacy and featuring mature trees and shrubs, a large lawn for children to play, and a patio area ideal for alfresco dining or summer gatherings. There is also a fantastic orchard.

This semi-detached house on Elm Tree Avenue is not just a home; it is a lifestyle choice, combining space, comfort, and the potential for future development in a sought-after location.







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## Dimensions

### GROUND FLOOR

Recess Porch

Entrance Hallway

Lounge/Diner

6.81m x 3.68m

Kitchen/Dining Room

5.61m x 5.23m

Study/Utility

W/C

### FIRST FLOOR

Bedroom One

5.28m x 3.51m

Bedroom Two

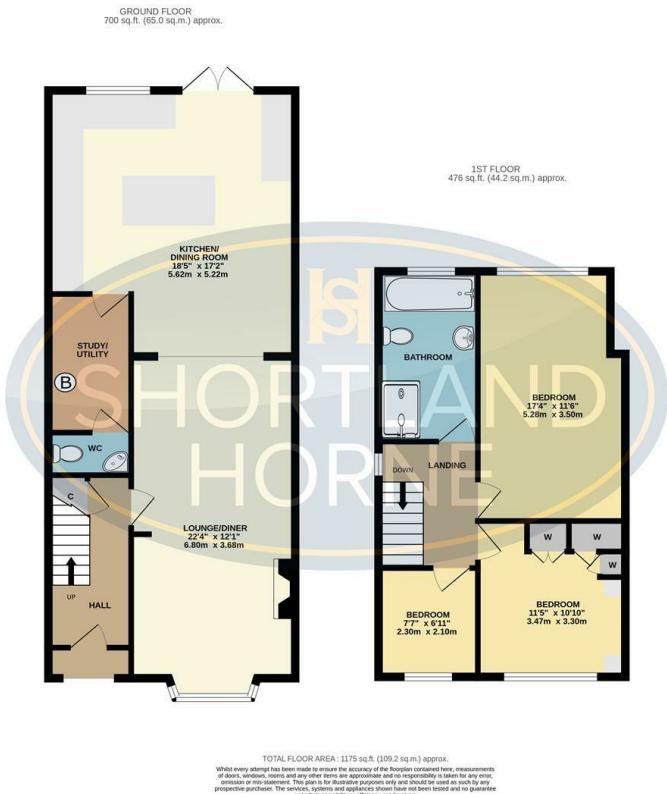
3.48m x 3.30m

Bedroom Three

2.31m x 2.11m

Bathroom

# Floor Plan



Total area: 1175.00 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

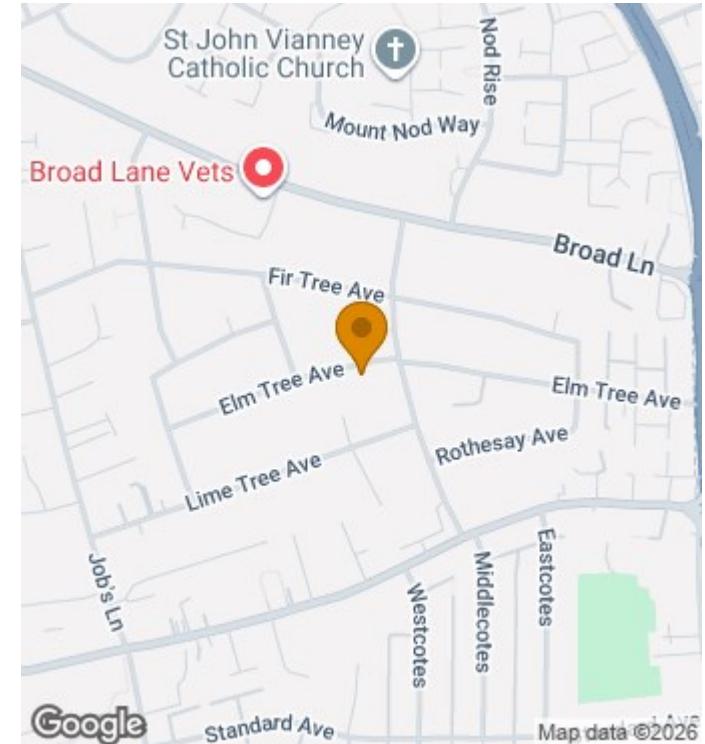
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(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	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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