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Limbrick Avenue  
Tile Hill CV4 9EW

  
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# Limbrick Avenue

CV4 9EW

ATTENTION FIRST TIME BUYERS & INVESTORS A FAMILY HOME CLOSE TO TILE HILL TRAIN STATION AND WARWICK UNIVERSITY OFFERED WITH NO UPWARD CHAIN.

This lovely property is situated in the popular location of Limbrick Avenue, Tile Hill within easy reach of good local schools and the A45 motorway link. The ground floor offers an entrance porchway, a hallway with a door leading off to a spacious lounge, a modern fitted extended kitchen and a conservatory overlooking the garden.

On the first floor you will find two double bedrooms, a single bedroom and a family shower room.

Outside is a low maintenance front garden and a fully enclosed large lawned garden with a garage to the rear.

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## Dimensions

### GROUND FLOOR

Entrance Porch

Hall

Lounge

3.63m x 4.04m

Kitchen

4.57m x 3.07m

Conservatory

3.58m x 2.69m

### FIRST FLOOR

Bedroom One

2.82m x 3.56m

Bedroom Two

3.07m x 3.05m

Bedroom Three

1.83m x 2.62m

Shower Room

1.60m x 1.55m

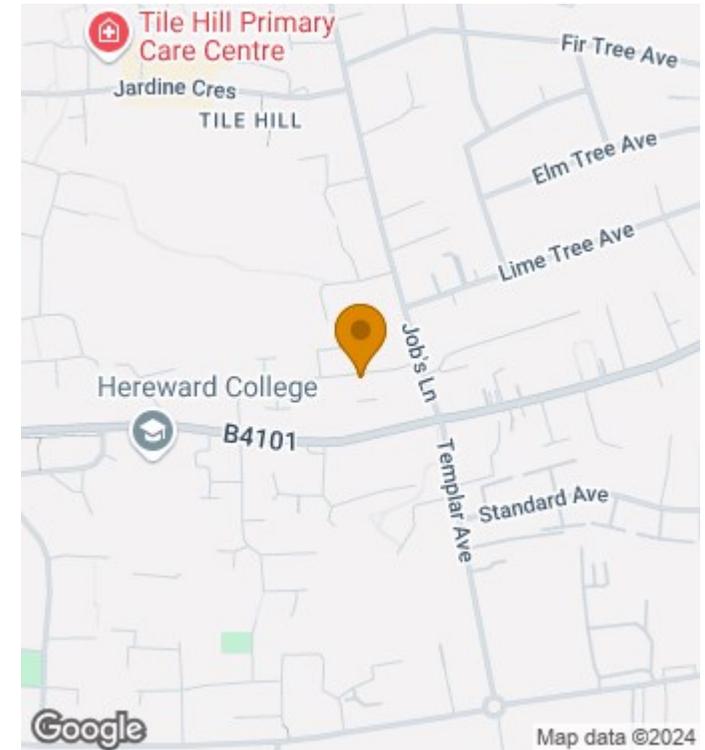


# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Location Map



Total area: 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

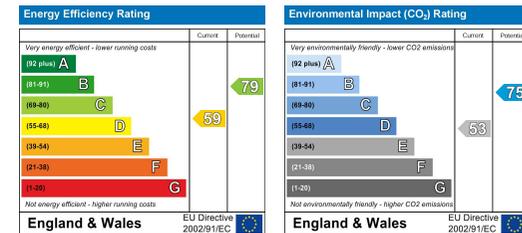
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# EPC



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