



Westcotes, Tile Hill

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ESTATE AGENTS

Westcotes, Tile Hill, Coventry

Complete Estate Agents are pleased to bring to market this recently extended mid terrace property. The property has been greatly improved by the current owners extending the ground floor to provide a modern open kitchen/dining/living space with bi fold door. The property also benefits from lounge, cloakroom, three bedrooms and family bathroom. The loft is currently being used as a bedroom with staircase from first floor and velux windows. Nicely maintained rear garden with large garage and further space with potential to convert to games room/study subject to necessary consent. A fantastic family home not to be missed.

Approach

The property is accessed via small front garden being block paved. Upvc double glazed front door to

Entrance Hall

Laminate flooring and radiator. Doors leading to downstairs rooms and stairs rising to first floor

Lounge 11'1" x 10'9" (3.40m x 3.29m)

Situated at the front of the property with round bay, double glazed windows. Chimney breast with gas fire inset and radiator in the bay. Carpet and decor in neutral colours.

Kitchen/Dining/Living room 20'6" x 15'5" (max) (6.25m x 4.72m (max))

A beautiful open, recently extended, kitchen dining room providing versatile space with bi fold doors which open out to the rear garden. Extended area has velux window and down lighting. High gloss kitchen units, fitted along one side, incorporating base and wall mounted units with also with deep drawer storage. Tiled splash backs to compliment the style of Chimney breast along one corner of the room where there is a working log burner. Current owners have a soft seating area and dining area making a perfect entertaining or family space. Laminate flooring and modern space saving tall radiator. Door to cloakroom

Cloakroom 8'2" x 3'9" (2.50m x 1.16m)

Obscure glazed window to the rear. White low level wc and hand wash basin. There is a small utility area where there is space and plumbing for washing machine and tumble dryer.



Landing

Carpeted, doors leading to bedrooms and bathrooms and further staircase rising to loft.

Bedroom One 11'2" x 9'10" (3.41m x 3.00m)

Double room with round bay double glazed windows to the front aspect. Carpeted and radiator in the bay.

Bedroom Two 10'11" x 10'5" (3.35m x 3.20m)

Double room situated at the rear of the property with double glazed window overlooking the rear garden. Radiator and carpet.

Bedroom Three 8'2" x 6'6" (2.51m x 2.00m)

Single room with double glazed window to the front aspect. Laminate flooring and radiator.

Bathroom 5'9" x 5'6" (1.76m x 1.69m)

White suite comprising Low level wc with concealed cistern and hand wash basin inset into vanity unit. White panel bath with shower attachment. Fully tiled walls, obscure double glazed window to the rear and wall mounted chrome heated towel rail.

Loft 16'8" x 15'1" (5.10m x 4.60m)

Currently being used as a bedroom is carpeted, has three Velux windows and exposed beams. Storage cupboards fitted into eaves, exposed brick at one end giving feature wall.

Rear Garden

Large decked area providing ample space for garden furniture with step down to lawn. Garden enclosed by fencing with shrub border to one side. Nicely maintained.

Garage

Large brick built garage with apex roof, access at the rear to up and over door. Double glazed french doors ope from garden into rear of the garage. The garage is partitioned providing space for conversion to study or games room (subject to necessary consent) Double glazed window.

Location

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.

Viewing

Strictly by appointment only via Complete Estate Agents

Directions for Sat Nav

Postcode: CV4 9BD

Local Authority

Coventry City Council

Tenure

Freehold

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

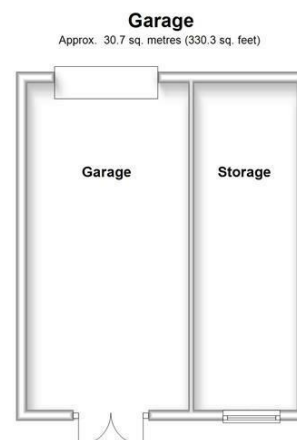
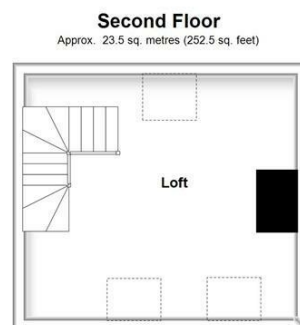
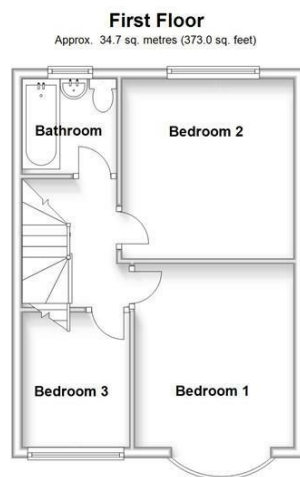
Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.





Total area: approx. 134.9 sq. metres (1452.1 sq. feet)

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

