

**ehB**  
RESIDENTIAL

Your Property - Our Business



1, Hedgefield Way, Tile Hill, Coventry

Price Guide £235,000





This modern gas-heated and double-glazed property has the benefit of a secluded cul de sac location, ample parking and a recent programme of internal redecoration. The property is situated within a popular residential area, well served by local amenities, schools and within easy reach of commuting links including Tile Hill Station and the A45, which provides good access to the city centre and the Midlands motorway network.

The property comprises fitted kitchen, good sized

living room, conservatory, cloakroom/wc, two double and one single bedrooms, bathroom with shower and excellent gardens plus driveway to front. NO UPWARD CHAIN. Energy rating C.

#### Location

The property is located in a popular residential area and is well equipped with local amenities and schools. It also offers easy access to transport links such as Tile Hill Train Station and The A45, providing good connectivity to the Midland Motorway Network.

#### Canopy Porch

Having part glazed door to :

#### Reception Hall

With mat well, ceramic tiled floor, radiator, stairs rising to first floor and doors to :

#### Cloakroom/WC

Having ceramic tiled floor, radiator and white suite comprising low level WC and wash hand basin and uPVC obscured double glazed window to front aspect.





### Fitted Kitchen

9'1" x 7'8" (2.79m x 2.36m)

With a comprehensive range of base units and wall cupboards with wood effect work surfaces and inset stainless steel single drainer sink unit with mixer tap. Integrated Bosch electric oven and grill with four ring gas hob, and extractor fan and light over, washing machine, fridge freezer, cupboard housing recently installed gas fired boiler, tiled splash backs to three walls, radiator, uPVC double glazed window to front aspect, and ceramic tiled floor.

### Living Room

14'7" x 14'4" (4.45m x 4.39m)

Having wood effect flooring, two radiators, large under stairs storage cupboard, TV aerial point, and double glazed sliding doors to :

### Conservatory/Dining Room

14'9" x 10'2" (4.50m x 3.10m)

uPVC double glazed conservatory with double doors leading to the good sized rear gardens, with radiator and ceramic tiled flooring.

### FIRST FLOOR

Stairs from the reception hall lead to the first floor landing, having airing cupboard off with shelving, and doors to :-

### Master Bedroom

12'5" (plus wardrobes) x 8'2" (3.81m (plus wardrobes) x 2.51m)

With radiator, TV aerial point, and full height wardrobes to one wall having shelving and hanging rails, and twin double glazed windows to the front aspect.





### Double Bedroom Two

9'4" x 6'7" (2.87m x 2.03m)

Having a radiator and a double-glazed window to the rear aspect.

### Bedroom Three

7'8" x 6'5" (2.34m x 1.98m)

With a radiator and a double-glazed window to the rear aspect.

### Bathroom

Having a white suite comprising panel bath with

shower fitment over, pedestal wash hand basin, low level WC, shaver point, radiator, full height tiling to walls, tiling to floor and uPVC obscured double glazed window to side aspect.

### OUTSIDE

The property has ample parking for three cars to the front driveway and has extensive lawned and screened gardens to three sides with paved pathways, and a patio to the rear with flower and shrub borders, gated side access, cold water tap and garden store.

### Council Tax

Band B. Coventry City Council

### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water





system, kitchen appliances or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

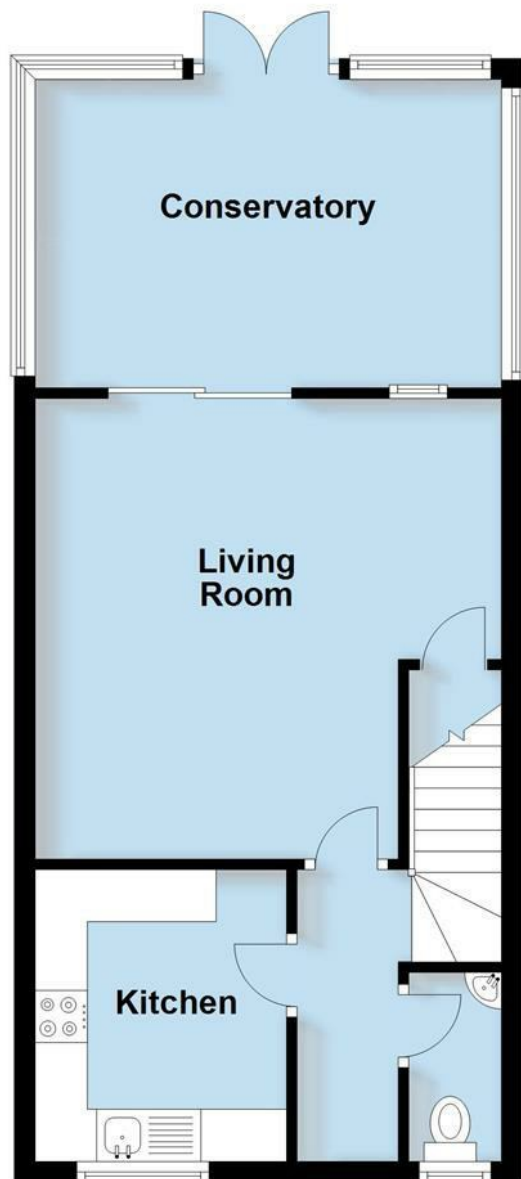
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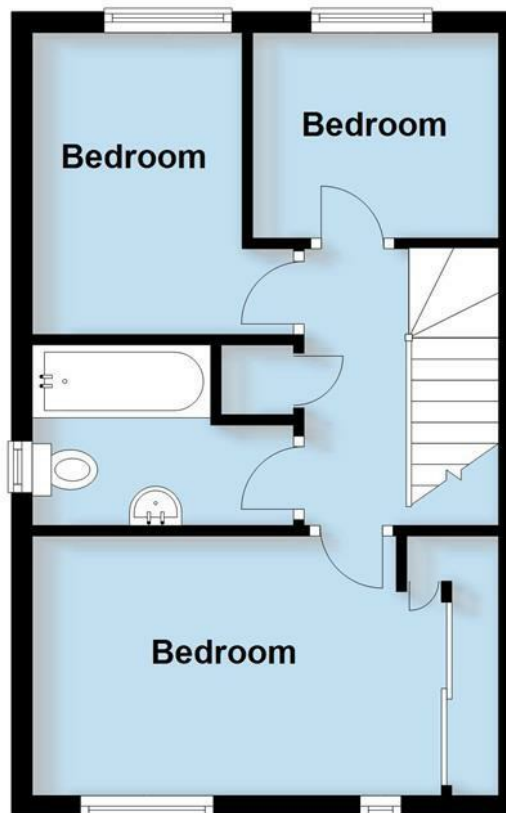
## Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 79.1 sq. metres (851.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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