



**Aldrich Avenue, Tile Hill  
Coventry CV4 9LS  
Guide Price £175,000**

**Freehold - Coventry City Council Band: A - EPC: D**

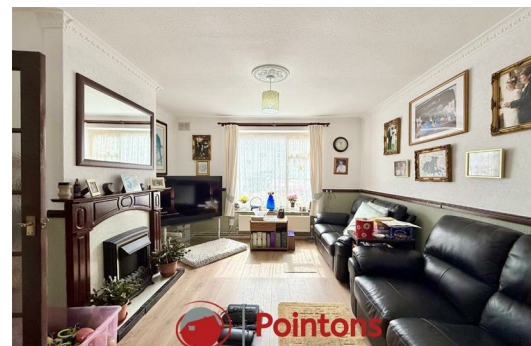
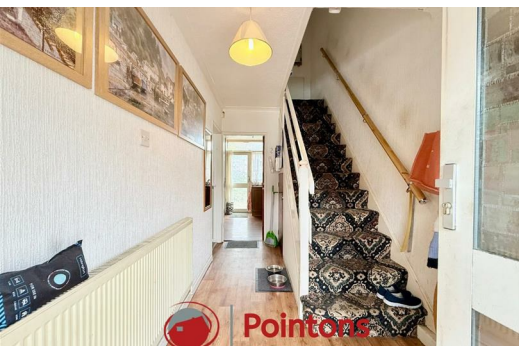
**\*\*\* ATTENTION FTB & INVESTORS \*\*\***

Pointons estate agent are please to bring to the market this three bedroom mid terrace property in Tile Hill. Close to local school, network links and walking distance to Jardine shopping parade.

In brief the property comprises of; and entrance porch, spacious hallway, living room and separate dining room and kitchen. To the first floor you will find two double bedrooms and a further single bedroom, the family washroom with a corner bath and wash basin and a separate W/C.

Other benefits include a fixed stair case to the loft, gas central heating and double glazing, a large drive to the front fitting up to four vehicles and an fully enclosed lawned garden to the rear.

EPC - D / Council tax - A



### Porch

3'6" x 8'2" (1.07m x 2.48m)

Glass style porch with door to:

### Entrance Hall

13'0" x 6'4" (3.96m x 1.93m)

Stairs to first floor, radiator to side, alarm control panel, understairs storage, doors to:

### Living Room

13'0" x 12'4" (3.96m x 3.75m)

Window and radiator to front, feature fireplace with electric fire, Tv and Internet ports, open plan to:

### Dining Room

9'8" x 9'1" (2.94m x 2.76m)

coving and artex to ceiling, French doors to garden.

### Kitchen

9'8" x 9'7" (2.94m x 2.92m)

Fitted with matching base and eye level units with worktop over, stainless steel sink with mixer tap and drainer, Space for a free standing cooker with a fitted extractor fan above. Space for fridge freezer and plumbing for washing machine, fitted extractor fan, rear door to garden.

### Landing

9'3" x 8'6" (2.81m x 2.59m)

Central heating thermostat, fitted wooden staircase leading to loft, radiator to rear, doors to:

### Bedroom 1

11'1" x 6'7" (3.39m x 2.00m)

Window and radiator to front, fitted wardrobes with sliding door, door to additional storage cupboard.

### Bedroom 2

9'11" x 12'8" (3.02m x 3.86m)

Window and radiator to rear, Boiler situated in corner of room.

### Bedroom 3

7'7" x 9'7" (2.31m x 2.92m)

Window and radiator to front.

### Bathroom

5'6" x 4'10" (1.68m x 1.47m)

Fitted with a two piece suite, comprising of a corner bath with mixer tap and shower attachment, electric shower fitted over bath, Pedestal hand wash basin, extractor fan unit fitted to rear wall, window to rear.

### WC

5'6" x 3'0" (1.68m x 0.91m)

Close coupled W/C, window to rear.

### Investors - Rental information

The property is currently rented on a new 12 month contract at £850pcm commencing 07/05/2025. The current tenant has been in tenancy at the property for the past 5 years. All certificates are currently in date inc GAS, EPC & EICR.

Yield on this property is currently at 6%. With some improvements this property can achieve a rental figure of £1100 giving a potential 7.5% yield

### Good to Know

House - Mid Terrace

Tenure: Freehold

Floor area: 938.2 sqft

Energy efficiency rating: D

Council tax band: A

Year built: 1950-69

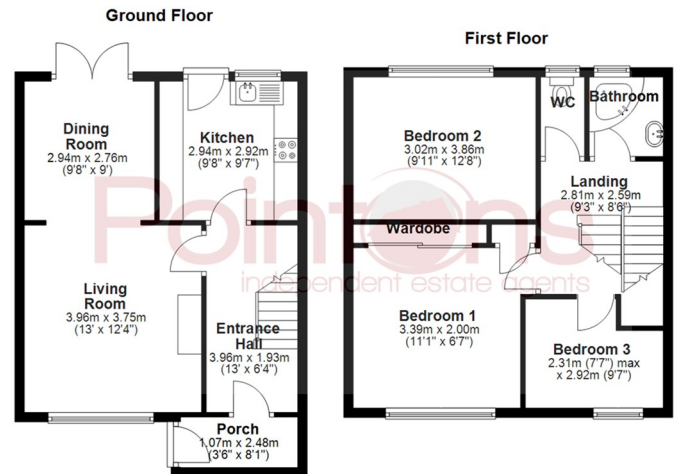
Vendor Position, NO CHAIN - RENTED

Loft: Insulated

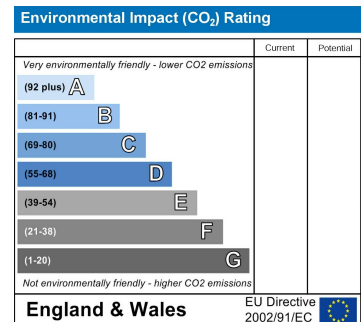
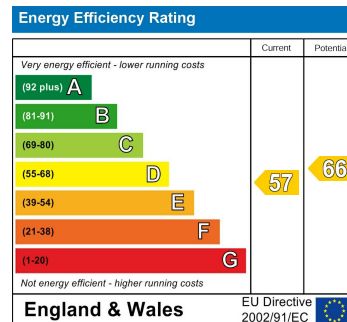
Heating: Gas central heated

### Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



**COVENTRY, CV1 2NT**  
coventry@pointons-group.com  
**024 7710 333**  
Company No: 7359350

**NUNEATON, CV11 4AL**  
nuneaton@pointons-group.com  
**024 7637 3300**  
Company No: 6743033

**ATHERSTONE, CV9 1AU**  
atherstone@pointons-group.com  
**01827 711911**  
Company No: 81323250

