



Elm Tree Avenue, Tile Hill, Coventry CV4 9EU  
Offers In Excess Of £210,000

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LETTINGS AND SALES

A three bedroom semi-detached family home set on a quiet avenue in a popular residential location with many local amenities. The property benefits from gas central heating and double glazing throughout with the bathroom and kitchen having been recently refurbished. The property further comprises of two large reception rooms leading to a spacious sun room which overlooks the larger than average rear gardens. Upstairs is the family bathroom with a mixer shower over the bath and three bedrooms, two of which are large doubles. To the front is a private drive with gated pedestrian access to the detached garage.

### Approach

Lawned fore garden, driveway with gates leading to rear garage

### Entrance Hall

Carpeted, double glazed front door & windows, radiator

### Reception 1

11'3" x 11'1" (3.43m x 3.38m)

Carpeted, double glazed bay window to front, radiator, sliding doors into reception 2

### Reception 2

11'3" x 11'2" (3.43m x 3.42m)

Carpeted, feature fireplace, radiator, double door into Sun Room

### Sun Room

8'3" max x 9'3" max (2.52m max x 2.82m max)

Tiled floor, double glazed windows to all sides, double glazed door to garden

### Kitchen

6'0" x 11'2" (1.85m x 3.42m)

Vinyl tile effect flooring, double glazed window to rear, double glazed door & window to side, range of cream gloss modern units with worktops, integrated oven & hob and stainless steel sink

### Landing

Carpeted, double glazed window to side, access to loft

### Bathroom

5'11" x 5'7" (1.82m x 1.72m)

Vinyl tile effect flooring, double glazed window to front, radiator, fitted white suite with mixer shower over bath

### Bedroom 1

11'3" x 11'1" (3.43m x 3.38m)

Carpeted, large aspect double glazed bay window to front, radiator

### Bedroom 2

10'8" x 11'2" (3.26m x 3.42m)

Carpeted, double glazed window to rear, radiator

### Bedroom 3

6'9" x 7'11" (2.08m x 2.43m)

Carpeted, double glazed window to rear, radiator

### Garage

Detached with pedestrian access via the front gates, up & over door, further storage room to rear

### Rear Garden

Laid to concrete to garage, paved patio area around the Sun Room, large lawned area with paved path

### Tenure

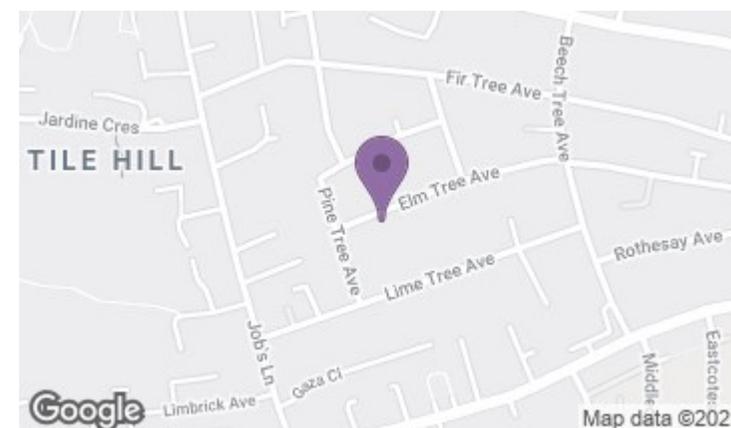
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

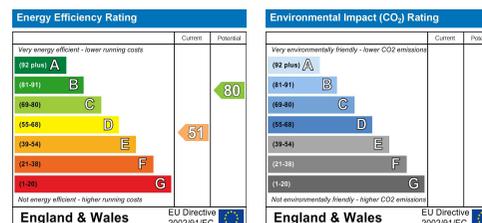


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using Planity.



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