



## FLETCHAMSTEAD HIGHWAY

COVENTRY, CV4 9EL

GUIDE PRICE £220,000

This three-bedroom, mid terraced home is in the sought after location of Tile Hill and is conveniently located near key transport links, with easy access to a well-connected bus network and local schools and amenities.

# FLETCHAMSTEAD HIGHWAY

- 3 Bedrooms • Mid Terrace • Double Garage • Enclosed Rear Garden • Close To Amenities • Close To Transport Links • Close to Schools • Great First Time Buy



Upon entering the house, you are welcomed into the entrance hallway that leads into the main living area within the home.

The spacious open plan lounge is located at the front of the property with dual aspect windows to the rear, this attractive space has a genuinely homely feel and offers the perfect spot for relaxing.

The galley style kitchen is fitted with a range of wall and base units, complete with an integrated oven and gas hob. There is space and plumbing for a washing machine, dishwasher and fridge freezer. This room is flooded with natural light and provides a bright and airy space with views over the rear garden.

The first-floor accommodation comprises of two double bedrooms and one single. The main bedroom is located at the front of the property and is generously sized with space for freestanding wardrobes.

Bedroom two, located at the rear of the property is again generously sized and is complete with fitted wardrobes with a view out to the garden.

Bedroom three is a good-sized single bedroom at the front of the home and would make the perfect home office or nursery.

The bathroom is of a good size and is fully tiled and

fitted with a toilet, hand basin and a shower over bath.

Leading outside, is a low maintenance rear garden which is partially laid to patio and artificial lawn, offering a good space for alfresco dining.

This lovely home further benefits from a standalone double garage at the rear of the property.

Tenure: Freehold

Local Authority: Coventry City Council

Council Tax Band: B

EPC: C

## Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.

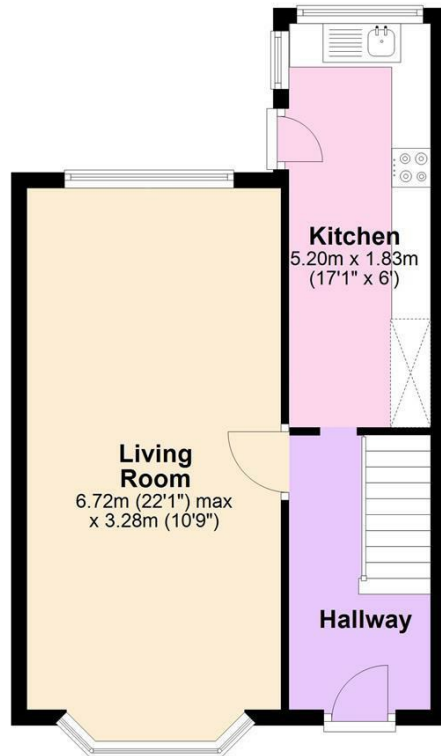


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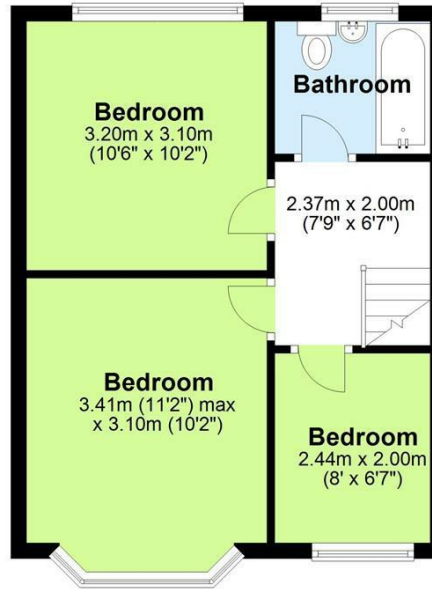
### Ground Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



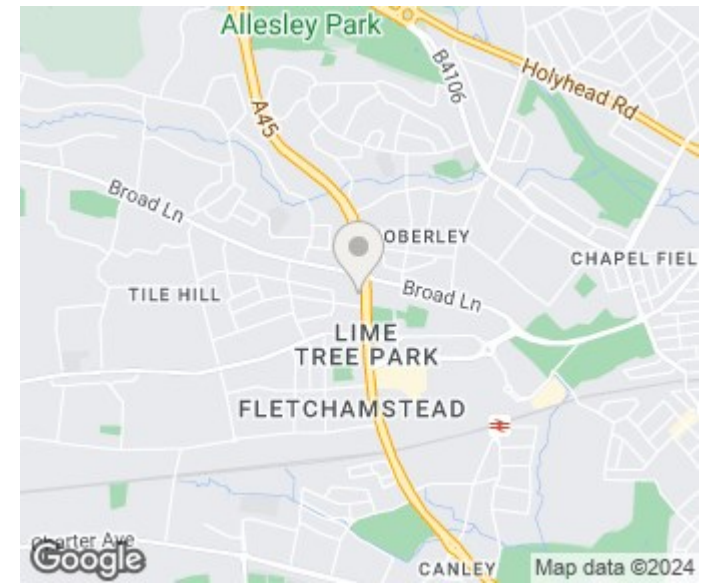
### First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)

Measurements are approximate, not to scale. Illustration is for identification purposes only. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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