



Middlecoteds, Tile Hill, Coventry, CV4 9AX

£170,000

- Bay Fronted End Of Terraced House
- Gas Central Heating And Double Glazing
- Rear Access To Double Garage
- Front And Rear Gardens
- Ideal First Purchase Or Buy To Let Investment
- Two Reception Rooms And Fitted Kitchen
- EPC Rating D - 61
- Fitted Shower Room
- Offered With No Onward Chain
- Coventry City Council Tax Band A

Middlecotes, Tile Hill, Coventry, CV4 9AX

A bay fronted two bedroom end of terraced house benefitting double glazing & gas central heating. The property requires modernisation and comprises a hallway, lounge & dining room, and a fitted kitchen. On the first floor are two bedrooms and a shower room. Rear garden and a detached double garage. Offered with no onward chain.



Council Tax Band: A



HALLWAY

Stairs rise to the first floor, doorway into:

SITTING ROOM

Bay window to the fore, radiator, focal point provided by a stone fireplace and hearth and housing a living flame gas fire. Door leads into:

DINING ROOM

French doors onto the rear garden, radiator and door into

BREAKFAST AREA

Understairs cupboard and open plan to the fitted kitchen

FITTED KITCHEN

Fitted with beech effect base units and double wall mounted unit, roll topped worksurface over with tiled splash backs. Double glazed window to the rear and a four ring oven, fridge/freezer and a washing machine.

LANDING

All doors off to:

BEDROOM 1

Bay window to the fore and store cupboard.

BEDROOM 2

Window to the rear and a radiator.

SHOWER ROOM

With a corner shower cubicle with shower and tiling to full height, pedestal wash hand basin and a close coupled wc. Frosted window to the rear and a radiator.

REAR GARDEN

Mainly laid to lawn with shrub borders. A pathway leads to a detached garage.

DOUBLE GARAGE

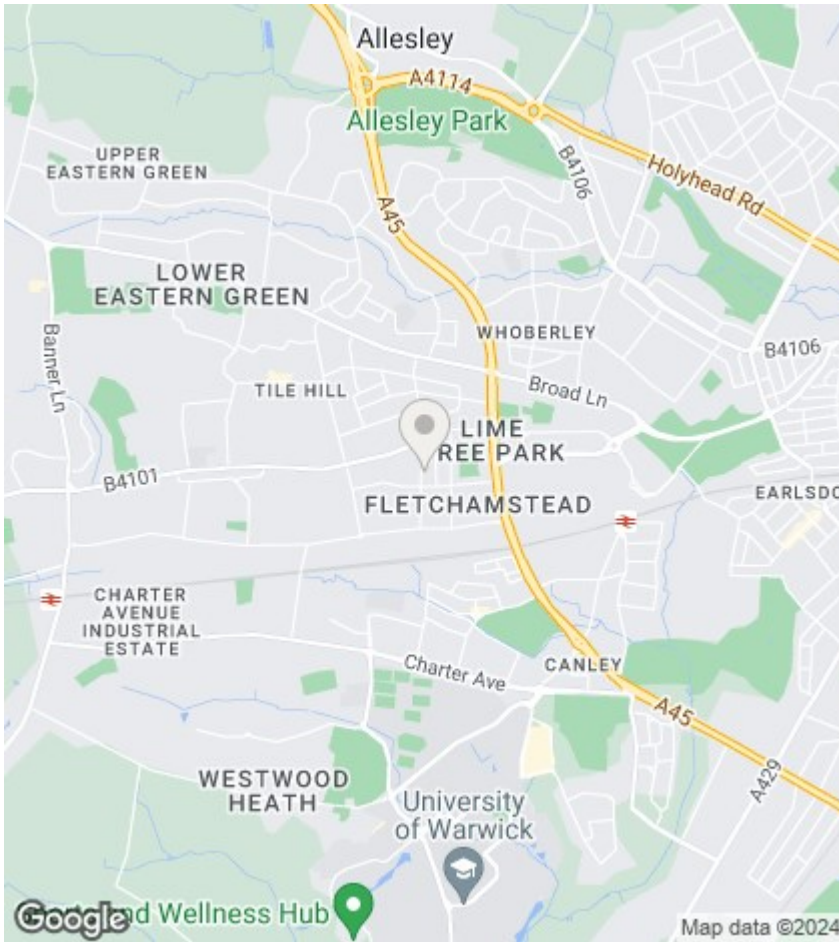
With up and over door, communicating door into the garden and power and lighting laid on.

TENURE

The property is Freehold.

SERVICES

All mains services are connected.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

