



32 Fir Tree Avenue | Tile Hill | CV4 9FW

*****MODERNISED & RENOVATED THROUGHOUT***** **GENEROUS PLOT***** **POPULAR LOCATION***** **THREE BEDROOM SEMI DETACHED***** In brief the property comprises; entrance hall, living room, spacious kitchen diner, with newly fitted kitchen, three bedrooms, and newly fitted bathroom. UPVC double glazing, gas central heating, lovely size rear garden, and off road parking. Offered with no upward chain. Freehold. EPC Rating D. Council Tax Banding C.

Asking Price Of £269,950

- Semi Detached Offered With No Chain
- Renovated Throughout
- Three Bedrooms
- Newly Fitted Kitchen & Bathroom
- Spacious Kitchen Diner & Lounge



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via UPVC double glazed front door, with obscure UPVC double glazed panelled windows to front aspect, panelled radiator, stairs ascending to first floor landing, under stairs storage cupboard, door leading to;

LIVING ROOM

14' 1" x 11' 5" (4.29m x 3.48m) With UPVC double glazed windows to front bay aspect, panelled radiator. Door archway leading to;

KITCHEN DINER

17' 4" x 15' 9" (5.28m x 4.8m) With UPVC double glazed patio doors leading to the rear garden. UPVC double glazed windows to rear and side aspects. Kitchen comes with a range of wall and base units with roll top work surfaces, inset one and half bowl stainless sink and drainage unit, integrated electric oven with four ring gas hob, and extractor hood. Plumbing for washing machine, wall mounted gas central heating boiler, and panelled radiator.

LANDING

With UPVC double glazed window to side aspect, access to the loft hatch, doors leading off to;

BEDROOM ONE

14' 1" x 10' 11" (4.29m x 3.33m) With UPVC double glazed windows to front aspect, panelled radiator.

BEDROOM TWO

11' 5" x 10' 5" (3.48m x 3.18m) With UPVC double glazed window to rear aspect, panelled radiator.

BEDROOM THREE

8' 1" x 6' 11" (2.46m x 2.11m) With UPVC double glazed window to rear aspect, panelled radiator.

BATHROOM

7' 0" x 6' 5" (2.13m x 1.96m) With obscure UPVC double glazed window to front aspect, white bathroom suite comprising, panelled bath with shower over, low level WC, and wash basin set in vanity cupboard, heated chrome towel rail.

OUTSIDE

Gravelled frontage providing off road parking, shared drive leading to double gates and access to the rear.

The rear garden is mainly laid to lawn with paved patio area, and surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Coventry City Council. Council Tax Banding C. EPC Rating C.

The vendor has informed the Agent that they are not aware of any building safety issues.

The vendor has informed the Agent that they are not aware of any known planning considerations in direct locality to the property.

We have been made aware the property is of standard brick construction.

Not located in a coal mining area.

Low flood risk area.

TENURE: we understand from the vendors that the property is Freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

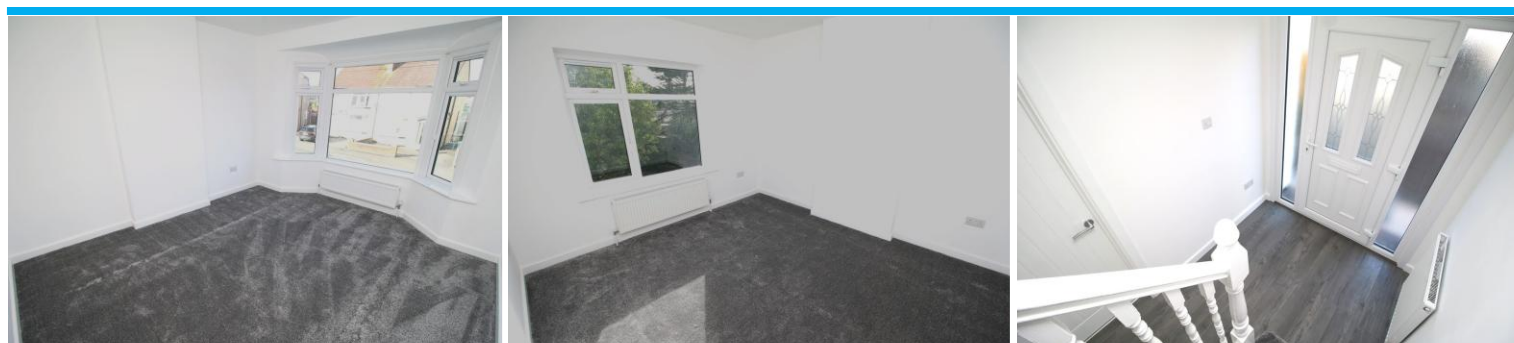
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

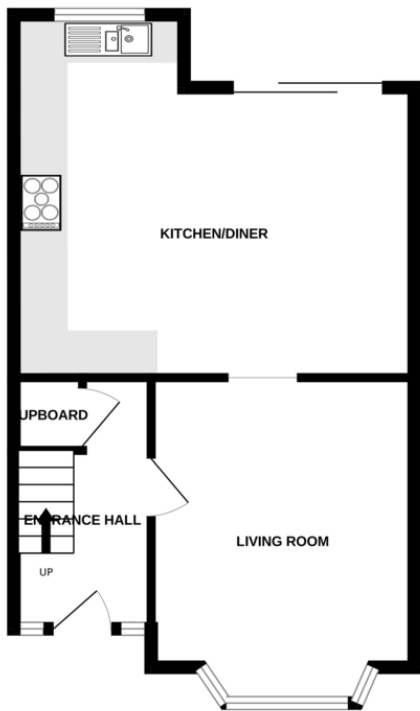
VIEWING: by prior appointment through the Sole Agents.

DISCLAIMER

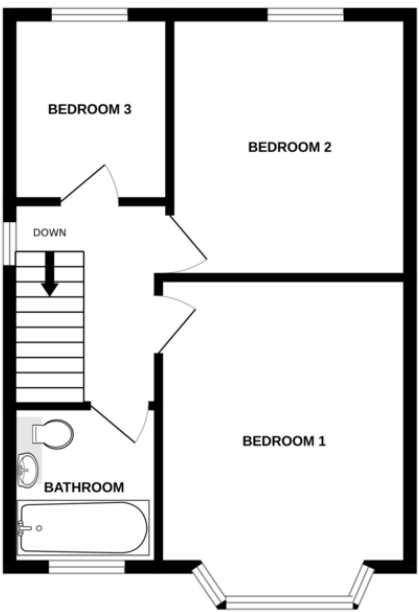
These property particulars are draft and have not yet been approved by the sellers. Therefore anything listed within the details may be subject to change.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		