



## 42 Jobs Lane | Tile Hill | CV4 9EE

## Asking Price Of £240,000

\*\*\*LOVELY LOCATION ON JOBS LANE\*\*\*TRADITIONAL BAYED THREE BEDROOM SEMI DETACHED HOME\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; entrance hall, front living room, separate dining room, kitchen, conservatory, guests WC, three good size bedrooms, and bathroom. Also benefiting from double glazed windows, gas central heating, driveway, useful storage area, and secluded private rear garden. Freehold. Council Tax Banding C. EPC Rating E.

- Traditional Double Bayed Semi
- Three Good Size Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Conservatory & WC



## Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE HALL

Access to the property via glazed side door. Stairs ascending to first floor, doors to;

### LIVING ROOM

12' 1" x 14' 1" (3.68m x 4.29m) With glazed windows to front bay aspect, panelled radiator.

### DINING ROOM

13' 1" x 14' 2" (3.99m x 4.32m) With glazed window to rear aspect, panelled radiator, under stairs storage cupboard, door to;

### KITCHEN

14' 7" x 7' 7" (4.44m x 2.31m) With glazed window to rear aspect, panel radiator. Double internal doors leading to Conservatory. Kitchen comes with a range of wall and base units with contrasting work tops, inset sink and drainage unit, cupboard housing gas central heating boiler, glazed door leading to;

### CONSERVATORY

14' 3" x 9' 9" (4.34m x 2.97m) With double glazed windows to side and rear aspects, double glazed sliding patio doors leading to the garden. Door to;

### GUESTS WC

Low level WC, wash basin, glazed side window.

### LANDING

Access to the loft hatch, doors to;

### BEDROOM ONE

12' 9" x 14' 1" (3.89m x 4.29m) With double glazed windows to front bay aspect, panelled radiator, built in wardrobes, and cupboard.

### BEDROOM TWO

9' 7" x 13' 7" (2.92m x 4.14m) With double glazed window to rear aspect, panelled radiator, airing cupboard housing hot water cylinder, fitted wardrobes/cupboard. Door to;

### BEDROOM THREE

13' 8" x 7' 10" (4.17m x 2.39m) With double glazed window to rear aspect, panelled radiator.

### BATHROOM

With obscure double glazed window to side aspect, panelled bath, low level WC, wash basin, panelled radiator.

### OUTSIDE

To the front is a tarmac driveway providing off road parking. Well stocked front and side borders. Sheltered access to entrance door, and side gate leading useful storage area, and pathway to rear garden. The rear garden has a paved patio area, laid to lawn with private hedges, and trees surrounding. Wooden Shed.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Low flood risk

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

Standard Brick Construction

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

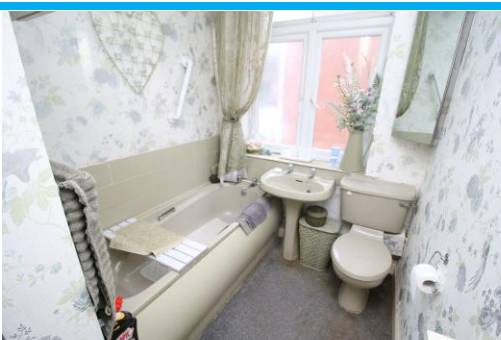
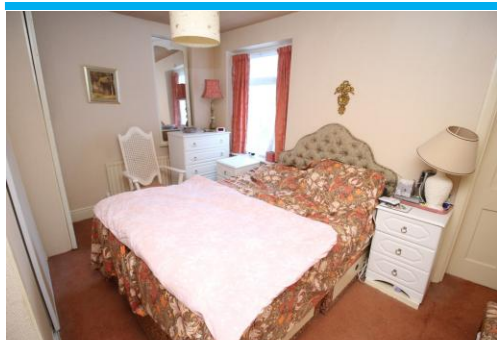


SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

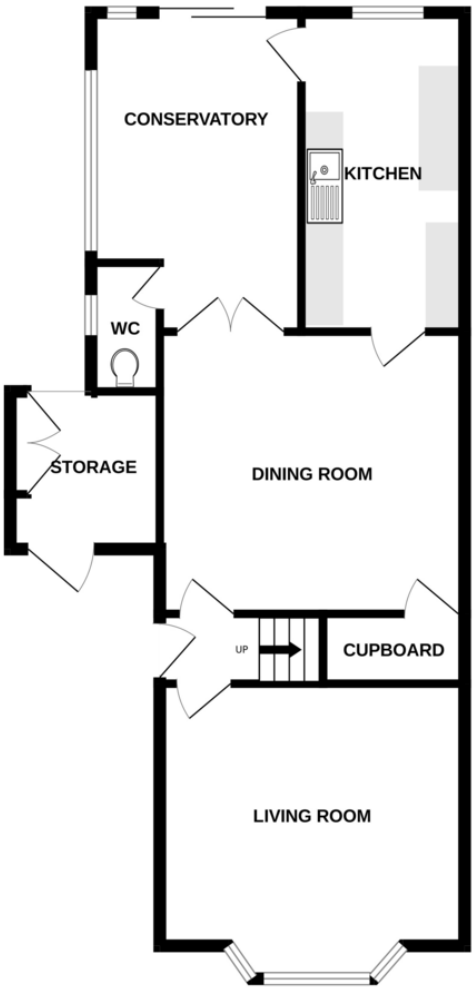
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

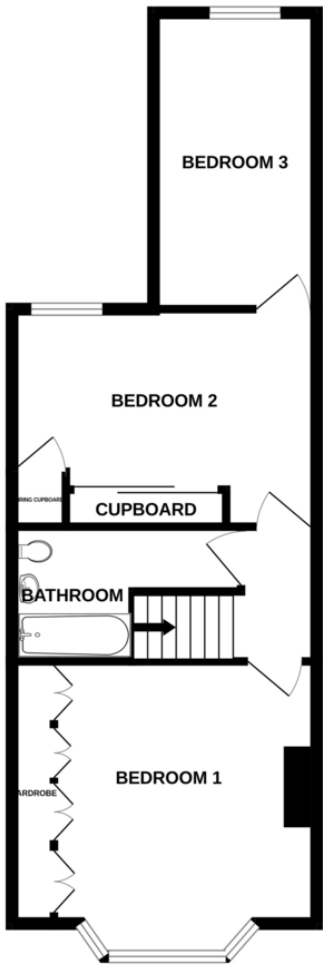
VIEWING: by prior appointment through the Sole Agents.



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |