



E ELIZABETH
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11B LIME TREE AVENUE

COVENTRY, CV4 9EY

- CHAIN FREE SALE • ALL READY TO MOVE INTO • SENSATIONAL KITCHEN/DINER • FAMILY ROOM • SEPARATE LOUNGE • GARAGE • SOUTH FACING GARDEN • EASY ACCESS TO TRAIN STATIONS • EPC RATING D, COUNCIL TAX BAND C



THE PROPERTY

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A much improved and extended semi detached home offered for sale with the benefit of no upward chain and immaculate decorative condition.

The flexible family accommodation comprises Vestibule Entrance Hall, Family Room, Lounge with feature fireplace, spacious Dining Kitchen with patio doors leading out to the rear garden. To the first floor there are three bedrooms and a modern Bathroom. Externally there is direct access to a block paved driveway, there is also side access from Lime Grove which leads to the detached garage.

We expect there to be high demand for this property so please call Elizabeth Davenport Coventry office and one of the friendly team will be happy to make all of the viewing arrangements.

THE LOCATION

Lime Tree Avenue runs off Broad Lane. The property is located at the Eastern end where there is an excellent range of shops and amenities.

Both Canley & Tile Hill Railway Stations are a short distance away where trains run to Coventry and Birmingham as well as connecting trains to London Euston every hour.

Local amenities include Sainsburys Supermarket, Wing Wah Chinese Restaurant, a number of take-away restaurants and The Village Hotel & Health Club, all of which are within walking distance. Local golf clubs include The Windmill Village and Hearsall. Local good schools include Templars Primary school and West Coventry Academy.

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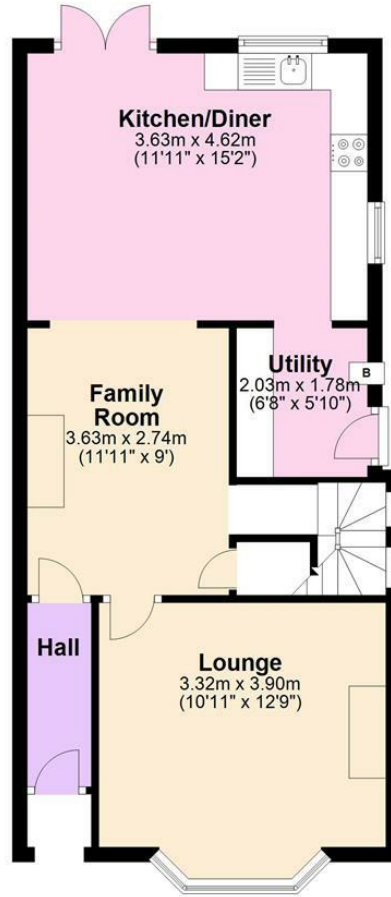
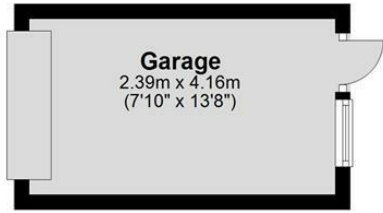
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MULTI-AWARD WINNING ESTATE & LETTING AGENTS - BEST ESTATE AGENT GUIDE WINNERS - GOOGLE 5 STAR RATING

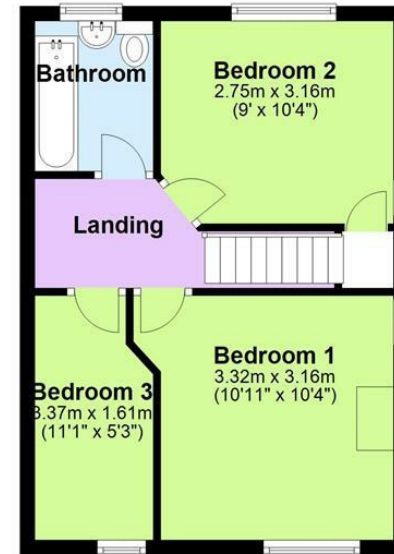
Call us for a free property appraisal, we're here to help you move.

THE FLOORPLAN

Ground Floor
Approx. 61.2 sq. metres (659.2 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)



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