



40 ELM TREE AVENUE

TILE HILL, CV4 9ET

- 3 Bedroom Semi Detached
- Sensational Rear Garden

- Chain Free Sale



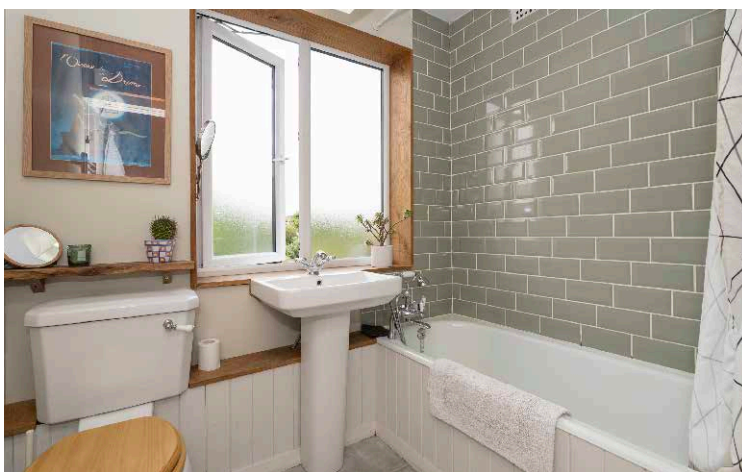
THE PROPERTY

We are delighted to market this spacious three bedroom semi detached house, which has retained many original features and is also exceptionally stylish. The property has a larger than average garden, which has been landscaped by the present owners, and is perfect for both entertaining and enjoying the peace and tranquility. The house is perfect to move straight into with two good sized reception rooms, kitchen/diner to the rear and a downstairs cloakroom. To the first floor you have two good sized double bedrooms, and a smaller third bedroom, and a modern family bathroom.

In brief the accommodation comprises, porch, entrance hallway, family room to the front with a bay window and fireplace, lounge with bay to the rear with a feature fireplace and log burner, good sized kitchen/diner with door onto rear garden, storage area, and cloakroom with w.c. To the first floor accommodation you have a modern family bathroom, two double bedrooms and a further smaller bedroom.

To the front of the lovely home, you have a small lawned garden, driveway and access to your storage area. To the rear, you have the larger than average rear garden which has various shrubs, plants and trees, mainly laid to lawn with various areas to enjoy the sun or entertaining.





THE LOCATION

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

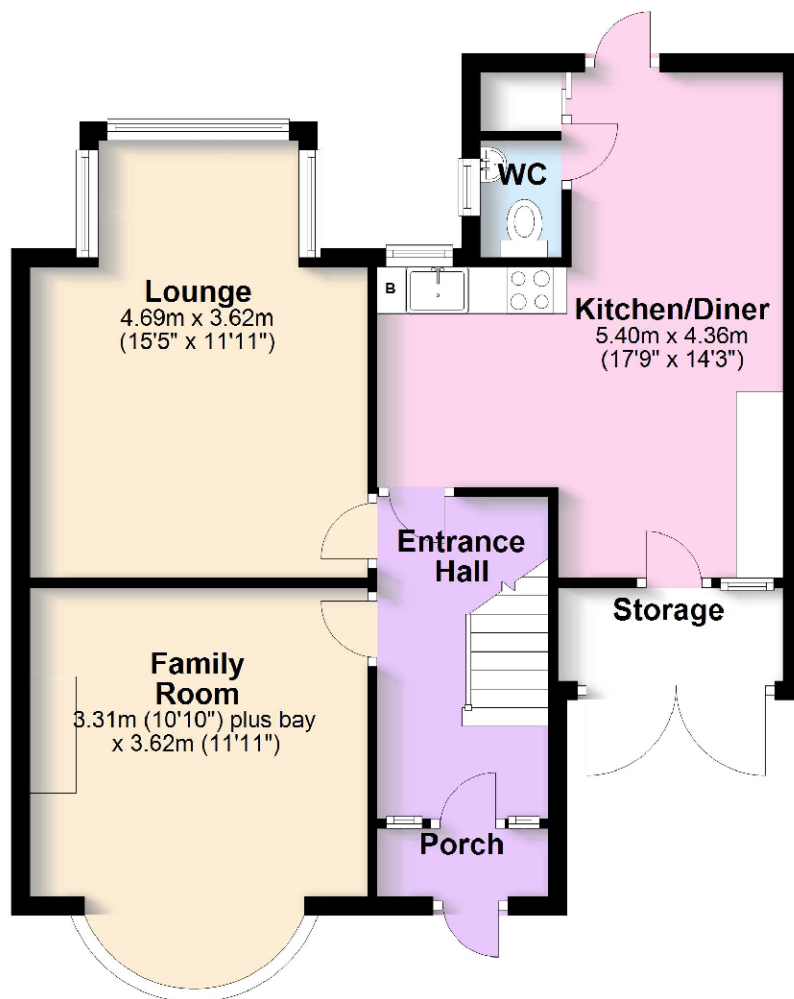
Both Canley & Tile Hill Railway Stations are a short distance away where trains run to Coventry and Birmingham as well as connecting trains to London Euston every hour.

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.

THE FLOORPLAN

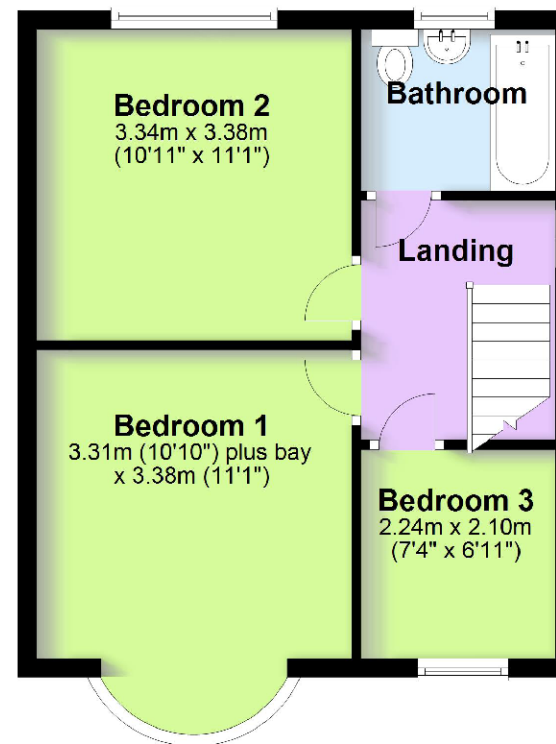
Ground Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)



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