



44 ELM TREE AVENUE

COVENTRY, CV4 9ET

- CONVENIENT, QUIET LOCATION
- WOULD BENEFIT FROM SOME MODERNISATION
- CHAIN FREE SALE
- DRIVEWAY & PARKING
- LOVELY REAR GARDEN
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- LARGE CAR PORT/UTILITY AREA
- EPC RATING D, COUNCIL TAX BAND D

THE PROPERTY

Nestled in the charming Elm Tree Avenue of Tile Hill, this delightful semi-detached house built in the late 1920s offers a wonderful opportunity for a new homeowner. Boasting two reception rooms, three cosy bedrooms, and an upstairs bathroom, this property exudes character and potential.

The allure of this home is further enhanced by its convenient location, making everyday living a breeze. With a driveway for your vehicles and a lovely rear garden, there is ample space for outdoor enjoyment and relaxation.

Although the property would benefit from some modernisation, this presents a fantastic chance for the new owner to put their stamp on the house and create a truly bespoke living space tailored to their tastes and preferences.

In conclusion, this chain-free sale property on Elm Tree Avenue is a rare find in a very convenient area, offering a perfect blend of character, potential, and opportunity. Don't miss out on the chance to transform this house into your dream home!



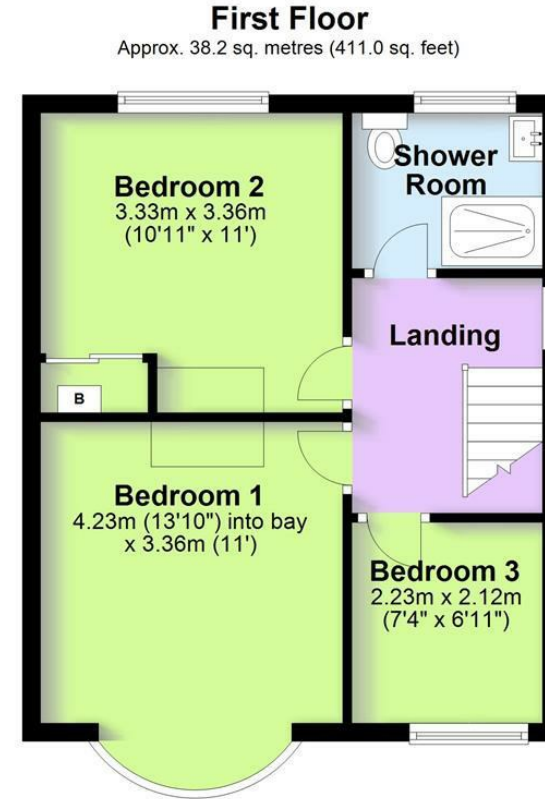
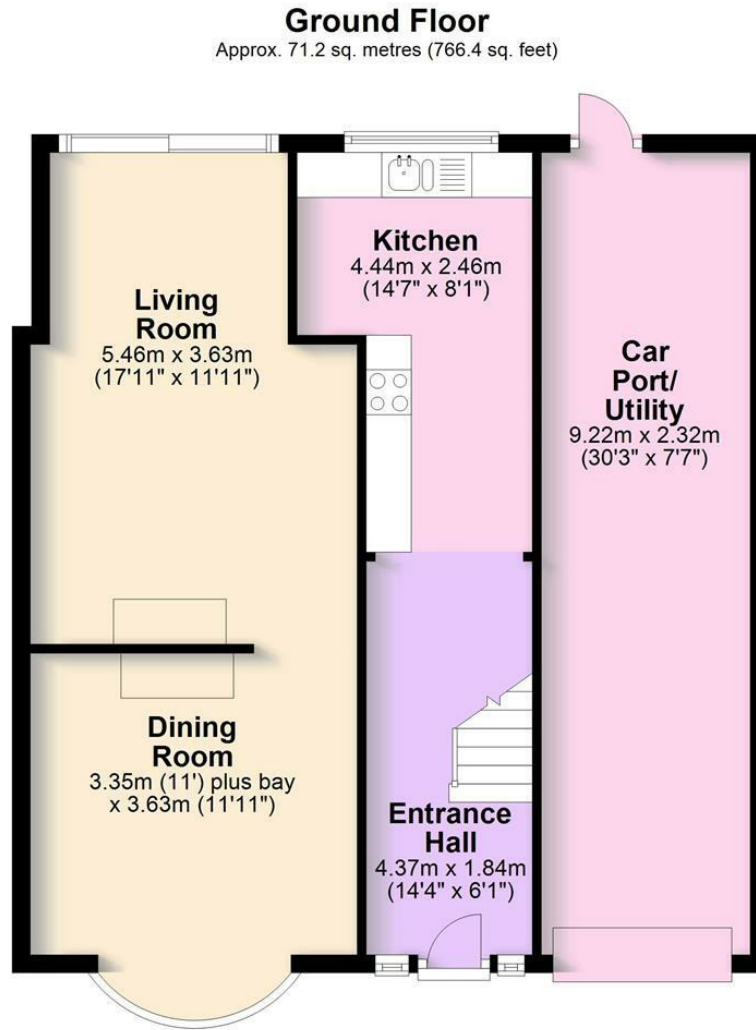


THE LOCATION

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



Total area: approx. 109.4 sq. metres (1177.4 sq. feet)