



JULIE PHILPOT
RESIDENTIAL



107 Tilewood Avenue | Eastern Green | Coventry | CV5 7GT

£315,000

An immaculately presented semi detached property having been recently modernised and improved by the present sellers. This lovely home benefits from a spacious lounge with nice views, an open plan and refitted kitchen/diner plus small conservatory, and three good size bedrooms along with the refitted bathroom. There is an attractive rear garden enjoying a sunny aspect and high degree of privacy with the added advantage of access to the rear garage. The property is in a quiet cul de sac with social and shopping amenities close by. It is in excellent order and is ready to move straight into.

- Light & Airy Accommodation
- Cul De Sac Location Overlooking a Spinney
- Garage and Driveway Parking
- South Facing Garden
- Modernised and Refitted By Present Sellers



Property Description

DOOR TO

ENTRANCE HALL

With radiator, understairs storage and large built in storage cupboard.

LOUNGE

16' 6" x 12' 0" (5.03m x 3.66m)

A lovely light and airy lounge with open views towards spinney, radiator, feature fireplace having gas fire and wall panelling.

KITCHEN/DINER

18' 6" x 9' 5" (5.64m x 2.87m)

A really nice size kitchen/diner being open plan is design and having space for dining table and chairs plus an extensive range of cupboard and drawer units set under quartz worktops. Integrated appliances to include four ring electric induction hob with electric oven under, dishwasher, tall fridge/freezer and wine fridge. Belfast sink unit, tall radiator, ceiling downlights and cupboard housing Worcester gas boiler. Side entrance door and patio door to:

CONSERVATORY

With views over and French doors providing direct access to rear garden.

OUTSIDE UTILITY /STORE ROOM

There is a really useful utility with space and plumbing for washing machine, light and power are connected.

FIRST FLOOR LANDING

With access to roof storage space via pull down loft ladder. Built in storage cupboard with fitted shelving.

BEDROOM ONE

13' 2" x 10' 9" (4.01m x 3.28m)

A generous sized light and airy bedroom with pleasant views towards the spinney to the front. Radiator.

BEDROOM TWO

10' 4" x 10' 1" (3.15m x 3.07m)

A second double bedroom overlooking the rear garden. Radiator and wall to wall range of built in wardrobes.

BEDROOM THREE

9' 1" x 7' 4" (2.77m x 2.24m)

A great size third bedroom with a built in wardrobe that is currently being used as a home office. Radiator.

REFITTED BATHROOM

Having been recently refitted by the present sellers to include a 'p' shaped panelled bath with fixed head and hand held shower attachments plus glazed shower screen, pedestal wash hand basin and w.c. Complementary tiling, xpelair extractor and tall heated towel rail.

OUTSIDE

PARKING

To the front of the property is a full width recently paved driveway providing off road driveway parking.

SINGLE GARAGE

Located to the rear of the property.

REAR GARDEN

The rear garden is very attractive, has a south facing sunny aspect and a high degree of privacy. There is a paved patio area to the rear of the house with a few steps that then leads up to the area of lawn having a further shrubbery area to the rear. Timber fencing forms the boundary.

SPECIAL NOTE

Under Section 21 of The Estate Agents Act 1979, we advise that this property has a connection to Julie Philpot Residential.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

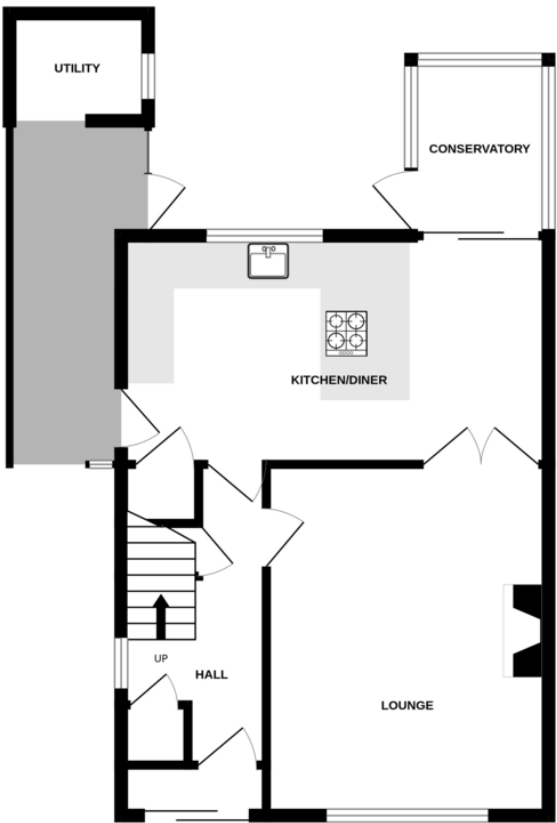
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

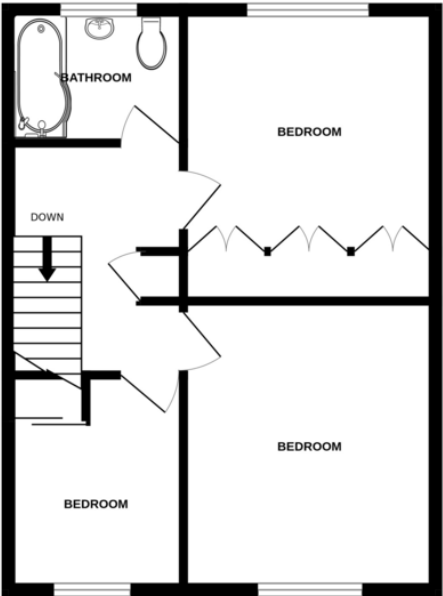
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements