



NICKSON ROAD
Coventry, CV4 9RT

 **DAVID COSBY**
ESTATE AGENTS



Nickson Road

Tile Hill, Coventry, CV4 9RT

Total GIA Floor Area | Approx. 89 sqm (960 sqft)



3 Bedrooms



2 Reception



1 Bathrooms

Features

- Semi-detached property
- Three bedrooms
- Spacious front and rear gardens
- Large versatile outbuilding
- Off-road parking
- Popular location with excellent transport links

Description

An attractive three-bedroom semi-detached property constructed of facing brickwork and incorporating a tile-hung front façade beneath pitched and tiled roofs. This family home offers generous living accommodation with good-sized front and rear gardens. Internally, the property comprises a spacious entrance hall leading to a bright open-plan sitting room and dining, ideal for family living, and separate kitchen with access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The property also benefits from a large and versatile outbuilding in the rear garden, which could serve as a home office, annex, or workshop, subject to the necessary approvals. Additionally, there is off-road parking available on the front driveway. Conveniently located in the popular Tile Hill area of Coventry, the property offers easy access to key local amenities, schools, and major transport links, including Coventry Airport and Railway Station.



Tile Hill is a well-established residential area located in the south-western part of Coventry. An excellent location for families and professionals alike, Tile Hill offers easy access to key employment hubs such as Coventry Airport and nearby business parks

The Property

Entrance Hall

Accessed via a part-glazed panel effect door with a three-bar locking mechanism, the main entrance hall features a side casement window and opens into a bright and spacious hallway with neutrally decorated walls and newly fitted loop pile carpet. Six-panel doors lead to the sitting room and kitchen, while a timber staircase with a stained mop rail handrail rises to the first floor. There is also a useful under-stairs storage cupboard.

Sitting Room

Located at the front right-hand side of the property, the sitting room is a good-sized space with a three-unit casement window overlooking the front aspect, allowing for ample natural light. The room features newly fitted loop pile carpet and neutral décor. Heating is provided by a wall-mounted gas fire, and an opening leads through to the dining room.

Dining Room

The dining room, situated at the rear right-hand side of the property, provides direct access to the large patio and rear garden via double glazed sliding doors. Matching loop pile carpet flows through from the sitting room, and the space is neutrally decorated. There is direct access to the kitchen.

Kitchen

The kitchen is fitted with a range of contemporary black and white base and wall units, complemented by roll-top quartz effect work surfaces. It includes a large sink-and-a-half with a chrome mixer tap and drainer. There is space for a washing machine and freestanding oven, above which there is a built-in Russell Hobbs extractor hood. The kitchen also benefits from a built-in fridge, separate freezer, and a chrome wine chiller with a glazed frontage. Natural light is provided by casement windows to the side and rear elevations, and a part-glazed door provides access to the rear garden. A full-height cupboard offers further storage, suitable for household cleaning items.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. We ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



The Property

First Floor Landing

The first-floor landing is bright space illuminated by a casement window to the side elevation, with newly fitted loop pile carpet. Six-panel doors open to the principal bedrooms and family bathroom, and a ceiling hatch provides access to the loft.

Bedroom One

Bedroom one is a large double bedroom located at the front right-hand side of the property and benefits from a three-unit casement window with views of the front garden and local green. The room features exposed stained pine floorboards, embossed lining paper on the walls, and good-sized built-in storage cupboard accessed via a double-swing door and fitted with shelving and clothes rails.

Bedroom Two

Bedroom two is located at the rear right-hand side of the property, with pleasant views of the rear garden through a three-unit casement window. The room is neutrally decorated, with newly fitted loop pile carpet. It also features a large two-door wardrobe housing the water cylinder, with fitted shelving and an additional two-door cupboard above.

Bedroom Three

This single bedroom, currently used as a home office, has a two-unit casement window to the front elevation. The room features exposed, stained floorboards, embossed lining paper on the walls, and built-in over-stairs cupboard space with an and an additional two-door cupboard above.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a close-coupled WC, a ceramic wash hand basin with chrome pillar taps, and a bath with a shower over. The room is finished with full-height ceramic tiling and timber effect sheet vinyl flooring. Natural light is provided by a frosted casement window to the rear elevation, and heating is via a traditional panel radiator.



Grounds

Front Aspect

The property is set well back from Nickson Road, with a lawned frontage incorporating a ground reinforcement grid system, allowing for off-road parking for two cars via a dropped curb. A pathway leads to the front elevation and the gated rear garden. The shallow side aspect is mainly laid to lawn and offers space for bin storage and meter cupboards.

Rear Garden

The large rear garden is primarily laid to lawn, with a spacious patio area directly accessible from the dining room and kitchen. The garden also features a versatile outbuilding that could be adapted for various uses, such as a home office or annex, subject to necessary approvals. To the rear of the garden there is a good-sized lawn with herbaceous borders and a large timber shed with dual-pitched roof, and double swing doors.



Location

Tile Hill is a well-established residential area located in the south-western part of Coventry. An excellent location for families and professionals alike, Tile Hill offers easy access to key employment hubs such as Coventry Airport and nearby business parks, including Middlemarch Business Park, making it an ideal choice for commuters.

For outdoor enthusiasts, the property is conveniently located within walking distance of both Ten Shilling Wood and Tile Hill Wood, offering excellent recreation opportunities. Ten Shilling Wood is a 12-acre Local Nature Reserve with flat paths, ideal for leisurely walks while exploring its rich wildlife and plant life. Tile Hill Wood, a designated Site of Special Scientific Interest (SSSI), is renowned for its diverse flora and fauna, providing an additional green haven for nature enthusiasts.

The area is well-served by public transport, with regular bus services to Coventry city centre and surrounding areas. Coventry Railway Station provides frequent train services to Birmingham, London, and other major cities, while the A45 and A46 are within close proximity, offering excellent road links to the M1 and M6 motorways.

Tile Hill also boasts several schools, shops, and leisure facilities, including the popular War Memorial Park. For day-to-day conveniences, local supermarkets, independent retailers, and eateries are all within easy reach. Coventry's vibrant city centre, just a short drive away, offers an array of shopping, dining, and cultural attractions, including the famous Coventry Cathedral and the Herbert Art Gallery & Museum.

Property Information

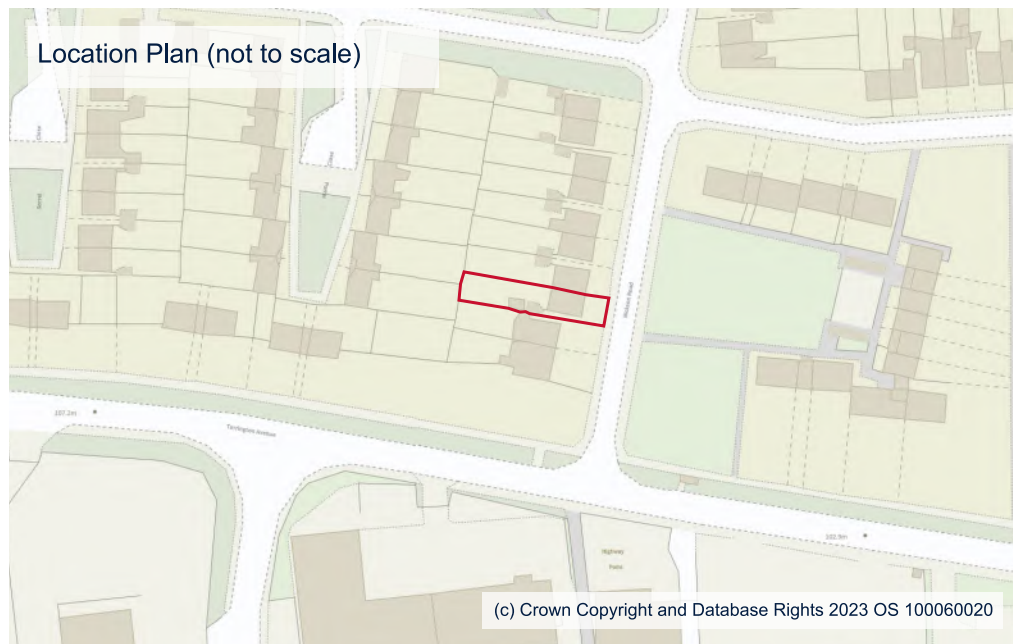
Local Authority: Coventry City Council

Services: Water, Drainage, Gas & Electricity

Council Tax: Band B **EPC:** Rating TBC

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



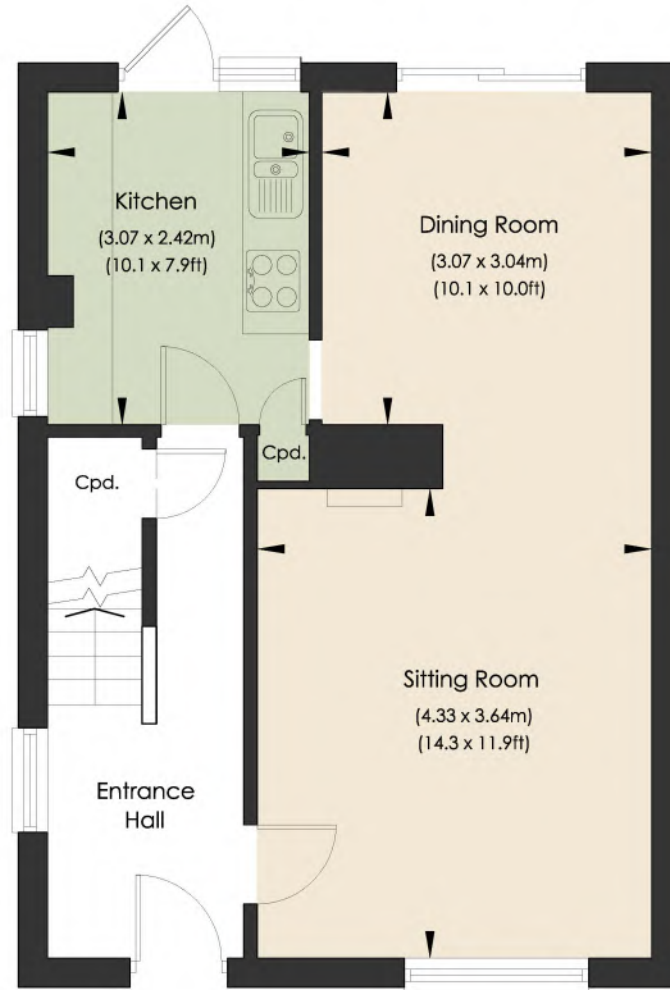
Nickson Road, Coventry, CV4 9RT

Approximate GIA (Gross Internal Floor Area) Exc. Outbuilding = 89 sqm (960 sqft)

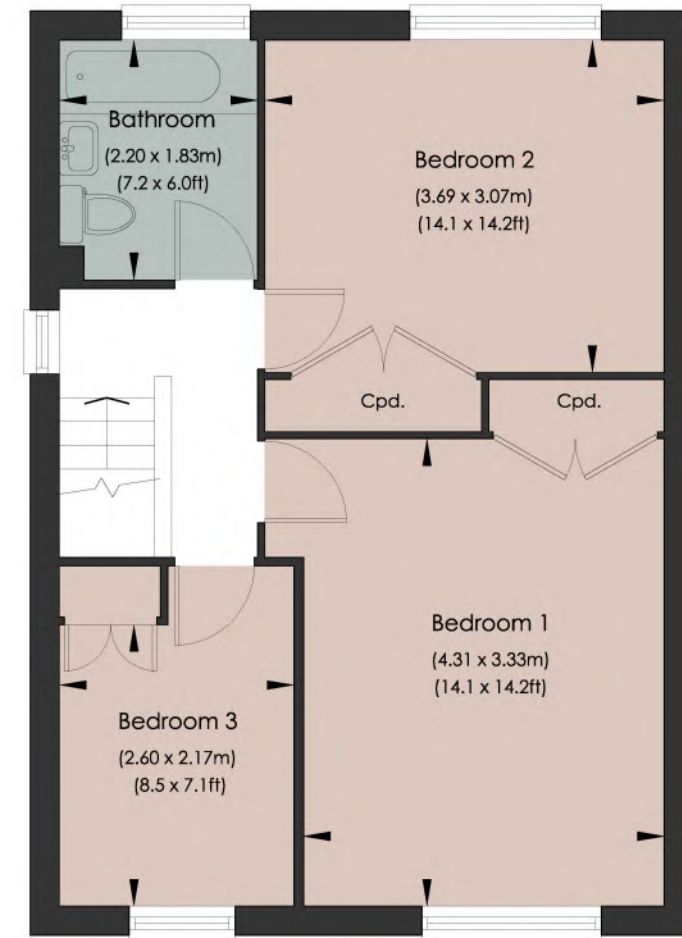


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 44.6 sqm (480 sqft)



FIRST FLOOR GIA = 44.6 sqm (480 sqft)



enquiries@davidcosby.co.uk
www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman



DAVID COSBY
ESTATE AGENTS