


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

LIME TREE AVENUE,
TILE HILL, COVENTRY, CV4 9EZ

OFFERS OVER
£300,000

LIME TREE AVENUE



PROMINENCE

ESTATES

Welcome to the heart of Tile Hill, where this sizable 3-bedroom semi-detached home offers practicality and functionality in a well-maintained setting. Situated in a desirable neighbourhood, this property presents a blend of everyday comfort with the convenience of community living.

Welcome to your future home, a delightful 3-bedroom semi-detached residence that effortlessly combines spacious living with modern comforts. This property, boasting two distinct living room spaces, provides a versatile layout to suit your lifestyle needs.

As you enter, the first living room welcomes you with a cosy ambiance, offering a perfect space for relaxation and family gatherings. Moving through, the second living room provides additional flexibility – ideal for a home office, entertainment room, or a play area for the little ones.

The well-appointed kitchen is equipped with modern appliances and ample counter space, creating an inviting atmosphere for preparing meals.

Upstairs, two generously sized double bedrooms and one single bedroom await, providing comfortable retreats for a growing family or accommodating guests. The spacious bathroom features both a freestanding shower and a bathtub.

Step into the private garden, a tranquil outdoor oasis offering a perfect blend of greenery and relaxation. The large paved driveway provides ample parking space, leading to a convenient garage that caters to your storage and parking needs.

Located in a sought-after neighbourhood, this home offers a perfect balance of privacy and convenience. With proximity to local amenities, schools, and transportation links, you'll find that this property not only meets your practical needs but also offers a lifestyle of comfort and ease.

Don't miss the opportunity to make this well-appointed residence your own. Schedule a viewing today and envision the possibilities of creating lasting memories in this charming 3-bedroom semi-detached home.

Living Room/Dining Room 29'1" x 9'10".13'1"

Office 15'7" x 10'9"

Kitchen 17'8" x 12'4"

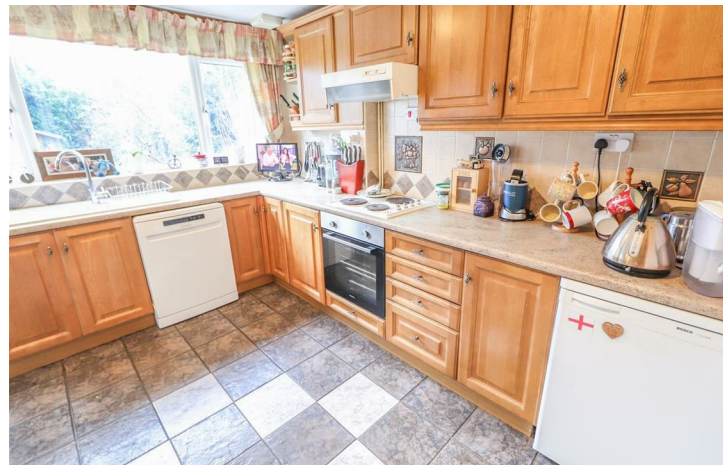
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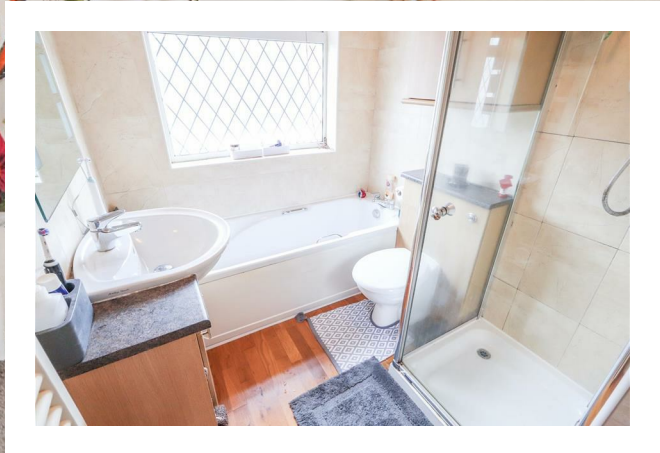
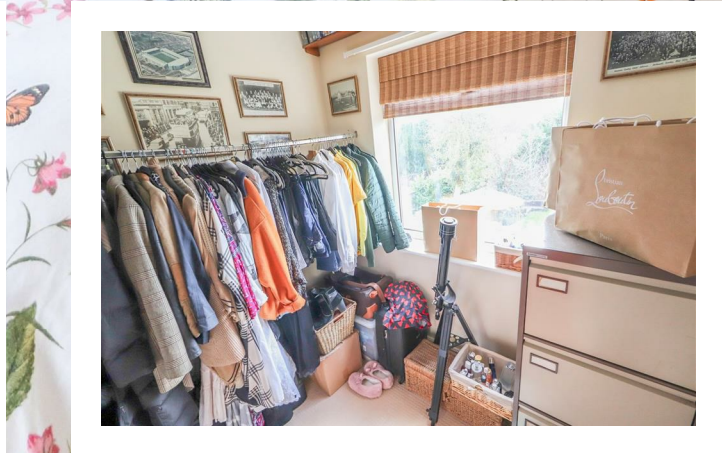
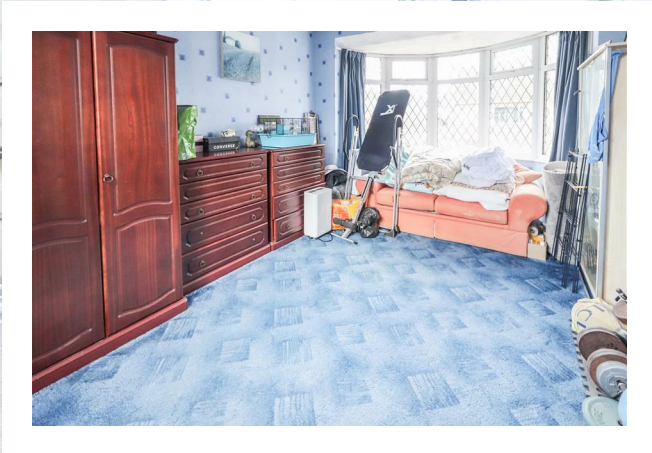
Bedroom One 16'11" x 17'8"

Bedroom Two 16'11" x 11'0"

Bedroom Three 7'3" x 7'3"

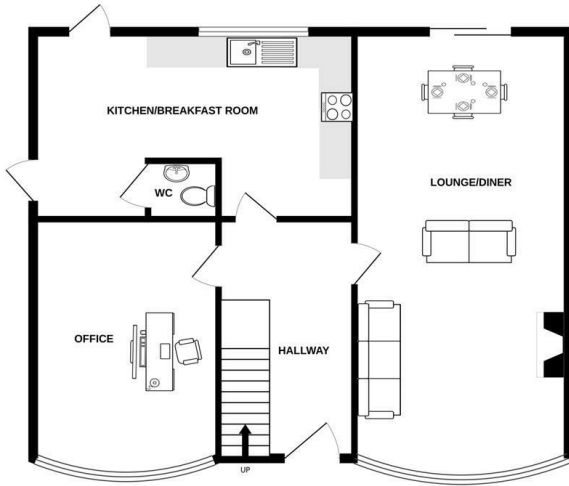
Bathroom 6'7" x 6'2"



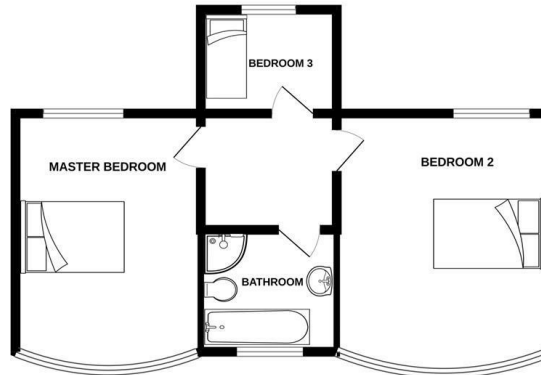




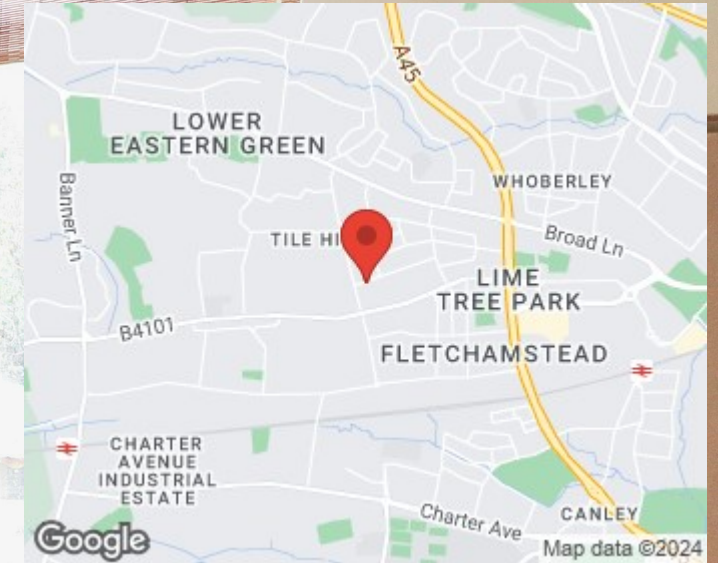
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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