



59 Standard Avenue Tile Hill, Coventry, CV4 9BX

A professionally refurbished, greatly extended and tastefully redecorated end-terraced property, situated within this convenient side-road location, to the west of the city. Finished to an exceptional specification, this very stylish home really must be seen, has expensive fittings throughout and includes a new efficient heating system, double glazing, upgraded insulation, rewiring and replastering and new floor coverings. The front is block paved and used as off-road parking. Side and rear car access leads to a further parking space. Briefly offering a through hall, front lounge, spacious open plan kitchen/diner and shower room. The first floor features three generous bedrooms and a beautiful bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

The area of Tile Hill is to the west of Coventry, easily accessed via Tile Hill Lane. There are two popular secondary schools within the area these being West Coventry Academy and Finham Park 2. Tile Hill is flanked by Plants Hill Wood to the south and Pig Wood to the north. Excellent shopping is available throughout the region, Tile Hill Rail Station is located on Cromwell Lane, Westwood Business Park and the University of Warwick are nearby.

£235,000

59 Standard Avenue

Tile Hill, Coventry, CV4 9BX



- STUNNING END-TERRACED HOME
- PRIVATE, SOUTH FACING REAR ASPECT
- NEW FLOORING, ALARM SYSTEM
- PERFECT FIRST HOME OR INVESTMENT
- NEW GAS HEATING, NEW WIRING
- VERY RARE OPPORTUNITY
- REDECORATED IN NEUTRAL COLOURS
- NEW DOUBLE GLAZING, NEW FITTINGS

ON THE GROUND FLOOR

Through Hall

16'9 x 5'8

Lounge

16'9 x 7'6

Spacious Open Plan Kitchen/Diner

18'7 x 13' overall

Shower Room

7'3 x 2'8

Bedroom No.2

11' x 7'7 max

Bedroom No.3

10' x 7'1

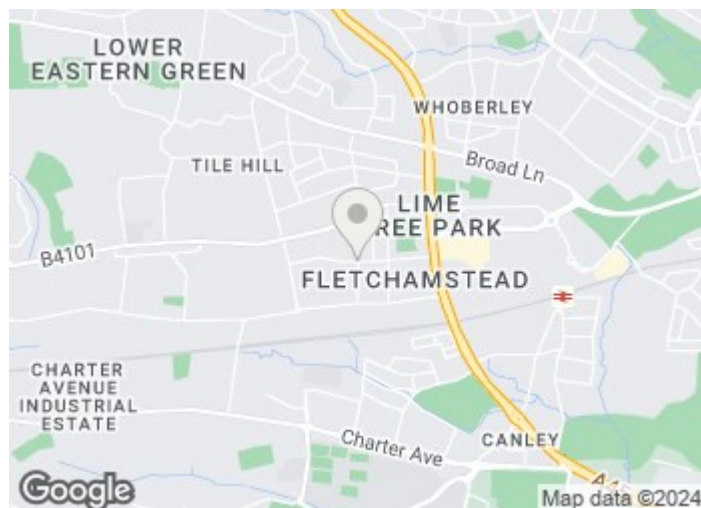
Designer Bathroom

7'2 x 4'5 max

ON THE FIRST FLOOR

Bedroom No.1

13'9 max x 11'2



[Directions](#)



Floor Plan



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			
(69-80) C		74	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	