



yourdreampad



## 24 Tonbridge Road Whitley, Coventry, CV3 4AZ

An appealing, halls together, 1930's built deep round bayed mid-terraced property situated within this much sought after location. Greatly extended and considerably improved, this larger than average family home really needs to be seen to be appreciated, has gas heating and double glazing, together with a first class loft conversion creating a spacious fourth bedroom and shower room. Briefly comprising of a entrance hall, large cloaks/utility room, through lounge/diner and full width breakfast kitchen, FOUR BEDROOMS, extended family bathroom and separate shower room. The front is used for off-road parking (no dropped kerb) and the rear has a broad paved seating/entertaining area and well fenced garden with car access. INTERESTED? THEN PLEASE CALL TODAY, TO BOOK YOUR VIEWING

### SETTING

Whitley is conveniently located alongside the London Road enabling excellent access to the A45/A46 therefore linking to the midland motorway network including the M6, M1 and M69. The local area offers a good choice of daily amenities including regular bus services towards the city centre, various shops and highly regarded schools including Whitley Academy.

£269,950

# 24 Tonbridge Road

Whitley, Coventry, CV3 4AZ



- SUBSTANTIAL HALLS TOGETHER TERRACE
- LARGE UTILITY ROOM/CLOAKROOM
- PEACEFUL SIDE ROAD POSITION
- FOUR BEDROOMS ON TWO FLOORS
- EXTENDED BATHROOM, SHOWER ROOM
- VERY COMPETITIVELY PRICED
- OPEN PLAN KITCHEN EXTENSION
- AVAILABLE WITH NO CHAIN

## ON THE GROUND FLOOR

Through Hall

12'8 x 5'6

Cloaks/Utility Room

8'8 x 5'3

Spacious Lounge/Diner

23'2 plus bay x 9'9 into chimney breast

Breakfast Kitchen Extension

14'2 x 10'7

## ON THE FIRST FLOOR

Bedroom No.1

10'9 plus bay x 10'6 into chimney breast

Bedroom No.2

11'9 x 10'10 into chimney breast

Bedroom No.3

7'3 x 5'6

Extended Family Bathroom

9'7 x 5'6

## ON THE SECOND FLOOR

Bedroom No.4

17'8 x 10'6 max

Shower Room

6'7 x 5'2



[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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	