



yourdreampad



## 15 Larch Tree Avenue Tile Hill, Coventry, CV4 9FX

A stunning, fully modernised and beautifully decorated double bayed semi-detached family home enjoying a peaceful side road. Finished to an exceptional standard, this very appealing property really needs to be seen, features a full width kitchen extension which overlooks and opens onto an extensive, private and sunny rear garden. With both gas heating and double glazing, the property includes an entrance hall, spacious through lounge/diner, L shaped breakfast kitchen, three bedrooms and a stylish bathroom. A broad block paved driveway provides excellent off-road parking. The rear garden enjoys a large seating/entertaining area, summerhouse, log store and substantial garden store. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

The area of Tile Hill is to the west of Coventry, easily accessed via Broad Lane or 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.

£280,000

# 15 Larch Tree Avenue

Tile Hill, Coventry, CV4 9FX



- TRADITIONAL SEMI-DETACHED HOME
- REPLASTERED, EXPENSIVE NEW FLOORING
- UNOVERLOOKED, SUNNY REAR GARDEN
- HIGH SPECIFICATION THROUGHOUT
- REDECORATED IN NEUTRAL COLOURS
- CLOSE TO SCHOOLS AND AMENITIES
- LOUNGE WITH LOG BURNER
- VIEWING CONSIDERED ESSENTIAL

## ON THE GROUND FLOOR

Entrance Hall

10'7 x 6'

Spacious Through Lounge/Diner

22'7 plus bay x 11'3

Extended Breakfast Kitchen

20'7 x 16'6 L shaped

Bedroom No.3

7'4 x 6'3

Stylish Bathroom

5'6 x 5'4

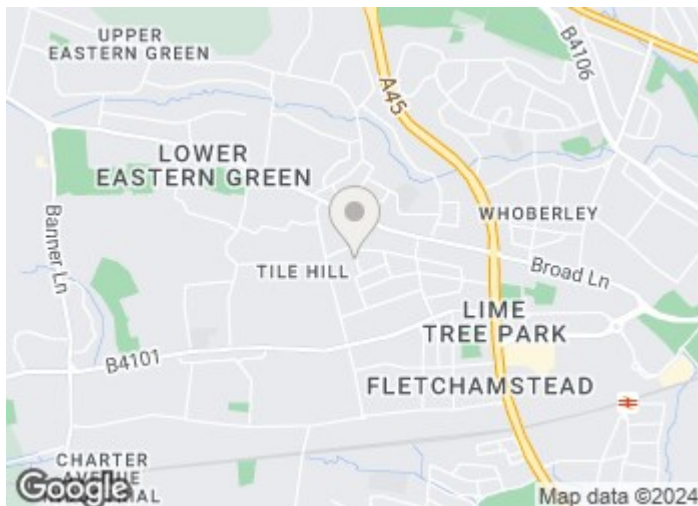
## ON THE FIRST FLOOR

Bedroom No.1

11'3 x 10'9 plus bay

Bedroom No.2

10'9 x 10'6



[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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	