



yourdreampad



34 Rothesay Avenue Tile Hill, Coventry, CV4 9FJ

A full height double bayed end-terraced property situated within this quiet side-road. In need of some tidying, the property enjoys a wider than average plot with the great advantage of a direct driveway (no dropped kerb) creating valuable off-road parking together with a mature, south facing rear garden. Having both gas heating and double glazing, the property comprises of a through hall, kitchen, lounge/diner, conservatory, three bedrooms and a bathroom. **COULD THIS BE YOUR NEXT HOME?**

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. 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.

£199,950

34 Rothesay Avenue

Tile Hill, Coventry, CV4 9FJ



- HALLS TOGETHER END-TERRACE
- AN IDEAL STARTER HOME
- RELATIVELY PRIVATE REAR GARDEN
- IMMEDIATE VACANT POSSESSION
- GAS HEATING, DOUBLE GLAZING
- REQUIRES SOME ATTENTION
- EXCELLENT INVESTMENT PROPOSAL
- IDEAL FOR THE NEARBY A45

ON THE GROUND FLOOR

Hallway

10'6" x 5'2" (3.21m x 1.60m)

Kitchen

11'0" x 7'7" (3.37m x 2.33m)

Through Lounge/Diner

21'10" plus bay x 10'5" (6.67m plus bay x 3.20m)

Conservatory

13'8" x 5'6" (4.19m x 1.69m)

Bedroom No.2

10'11" x 9'10" (3.35m x 3.00m)

Bedroom No.3

6'10" x 6'9" (2.09m x 2.06m)

Bathroom

5'10" x 5'7" (1.79m x 1.71m)

OUTSIDE

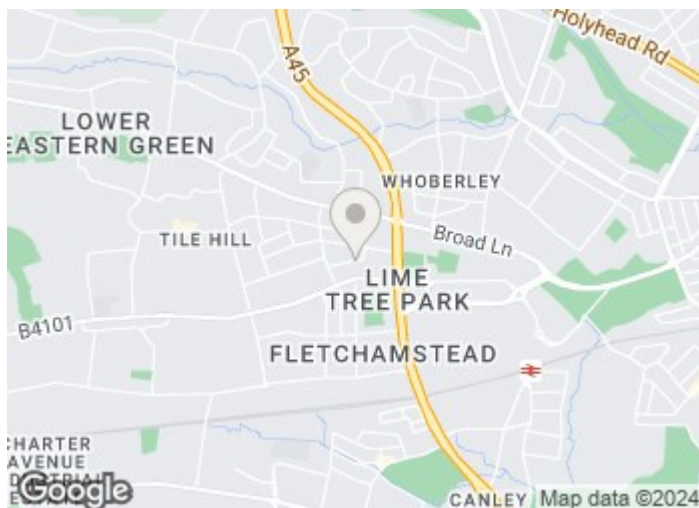
Garage/Store

16'2" x 8'2" (4.93m x 2.49m)

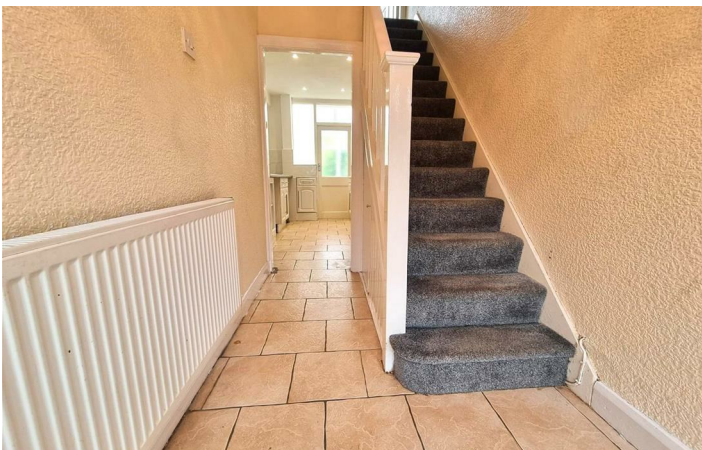
ON THE FIRST FLOOR

Bedroom No.1

10'3" plus bay x 9'1" (3.14m plus bay x 2.77m)



[Directions](#)



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Quality. This time, next time, every time.

Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |