



yourdreampad



## 51 Conway Avenue Tile Hill Village, Coventry, CV4 9JA

**\*\* RECENTLY REDUCED \*\* MOTIVATED SELLER \*\*** A superior THREE DOUBLE BEDROOM, much improved semi-detached property enjoying a peaceful side-road location, on the very western edge of the city. Tastefully decorated and considerably improved, this appealing home really needs to be seen, has both gas heating and double glazing, off-road parking for several vehicles together with a very long side driveway leading to the garage. Comprising of an enclosed porch, through hall, front lounge, well fitted kitchen, extended rear dining room and a quality conservatory. The first floor features two double bedrooms, a family bathroom and separate cloakroom, the second floor offers another generous sized bedroom. The rear garden is another particular feature enjoying a pleasant seating area, well kept lawn, fenced boundaries and established flower beds. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

The area of Tile Hill Village is to the west of Coventry, easily accessed via Tile Hill Lane. There are several popular schools within the area including first class primary schools such as Leigh C of E Academy, Burton Green C of E Academy and Heart of England together with highly regarded secondary schools including 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.

2,335,000

# 51 Conway Avenue

Tile Hill Village, Coventry, CV4 9JA



- SUPERIOR SEMI-DETACHED HOUSE
- BATHROOM AND SEPARATE CLOAKROOM
- DELIGHTFUL PRIVATE REAR GARDEN
- THREE LARGE DOUBLE BEDROOMS
- PARKING FOR NUMEROUS VEHICLES
- CLOSE TO TRAIN STATION
- MANY ATTRACTIVE FEATURES
- GAS HEATING, DOUBLE GLAZING

## ON THE GROUND FLOOR

### Porch

5'2" x 3'0" (1.59m x 0.92m )

### Through Hall

14'9" x 5'6" (4.51m x 1.68m )

### Front Lounge

14'3" x 11'11" (4.35m x 3.64m )

### Well Fitted Kitchen

13'2" x 6'11" (4.03m x 2.12m )

### Extended Dining Room

16'9" x 10'5" (5.12m x 3.20m )

### Conservatory

12'2" x 8'9" (3.72m x 2.69m )

## ON THE FIRST FLOOR

### Bedroom No.1

12'0" x 10'11" (3.66m x 3.33m )

### Bedroom No.2

12'0" x 10'4" (3.68m x 3.17m )

### Bathroom

7'10" x 6'10" (2.40m x 2.10m )

### Cloakroom

5'5" x 5'1" (1.66m x 1.55m )

## ON THE SECOND FLOOR

### Bedroom No.3

4.47m max x 3.49m



[Directions](#)





# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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			
		67	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	