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ANNIVERSARY
FOR SALE
024 7625 8421

Tutbury Avenue, Coventry, CV4 7BJ
£275,000



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Tutbury Avenue Coventry, CV4 7BJ

Introducing this deceptively spacious, three bedroom mid-terraced property positioned in the sought-after location of Cannon Hill. With a prime location offering easy access to nearby schools, local amenities, and green spaces, this home is perfect for a growing family or professionals and is also offered with no onward chain.

The ground floor accommodation on offer briefly comprises vestibule, hallway with stairs rising to the first floor, spacious lounge/diner with sliding patio door providing great views over the rear garden, fitted kitchen with an additional dining space, 23ft utility room with a downstairs W.C. To the first floor there are two generous double bedrooms, one sizeable single bedroom and the family bathroom featuring a shower cubicle. All bedrooms also benefit from a built in wardrobe.

Externally the property boasts both a front low maintenance garden and a two-tiered secure rear garden.

Further benefits include gas central heating and great views over Tutbury Avenue Open Space.



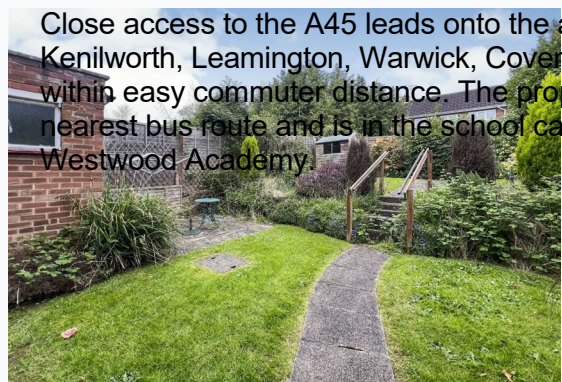


- Mid-Terraced Family Home
- Three Bedrooms
- Lounge/Diner with Garden Views
- Fitted Kitchen with Dining Space
- 23ft Utility Room and Downstairs W.C.
- Shower Room
- Front and Rear Gardens
- Popular Residential Location
- No Onward Chain
- Council Tax - B

Tutbury Avenue is positioned in the sought after location of Cannon Hill and is located just off the the A45 Fletchamstead Highway. It is close to Parkland and Woodland as well as the Coventry's Memorial Park just off the Kenilworth Road.

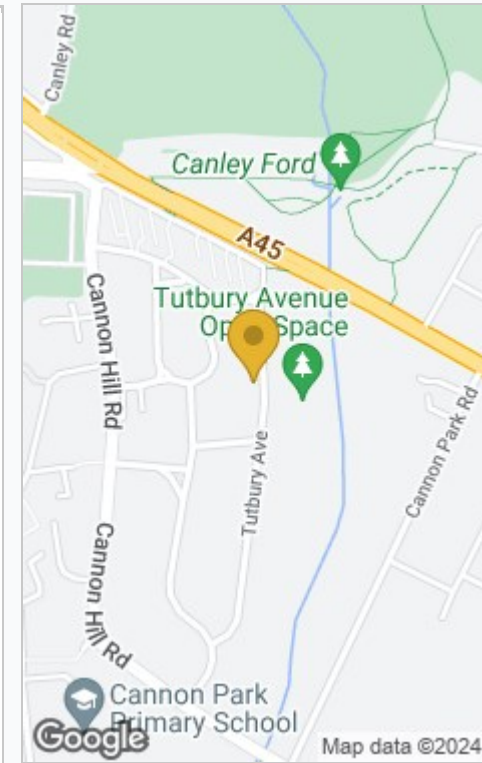
There are many local amenities including Cannon Park shopping centre, pubs/eateries, convenience stores plus Finham, Hearsall and Kenilworth Golf Clubs. Warwick University, Arts Centre & Sports Centre are within walking distance whilst Westwood Heath Business Park is just a few minutes drive away.

Close access to the A45 leads onto the areas network of commuter roads, with Kenilworth, Leamington, Warwick, Coventry, Solihull and Birmingham all being within easy commuter distance. The property is also short walk away form the nearest bus route and is in the school catchment for both Cannon Park and The Westwood Academy.



Floor Plan

Area Map



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Total floor area 100.6 sq.m. (1,082 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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