



**Connells**

Tile Hill Lane  
Tile Hill Coventry





## Property Description

This mid terrace property is situated in the popular residential area of Tile Hill just off the A45 with easy access to motorway links, Warwick University, Finham Park School and within walking distance to local amenities. The accommodation briefly comprises: ground floor lounge, dining room, fitted kitchen and a fitted bathroom. To the first floor there are two good sized bedrooms.

### Approach

Upvc front door.

### Lounge

Double glazed front window to the front elevation, fireplace surround and radiator.

### Inner Hallway

Stairs rising to first floor and through to:

### Dining Room

12' 2" x 11' 2" (3.71m x 3.40m)

Double glazed window to the rear elevation, fireplace surround and radiator.

### Fitted Kitchen

9' 1" x 6' 11" (2.77m x 2.11m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the side elevation.

### Rear Lobby

Door to bathroom and door to the side elevation.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

### First Floor Landing

Doors to;

### Bedroom One

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed window to the rear elevation, fireplace surround and radiator.

### Bedroom Two

11' 2" x 11' 8" (3.40m x 3.56m)

Double glazed window to the front elevation, radiator, fireplace surround and loft hatch.

## Outside

### Front Of Property

Gated access to paved foregarden.

### Rear Garden

Paved patio area with garden shed and summerhouse. To the rear of the property there is parking for two vehicles.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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