



Connells

Ash Tree Avenue
Coventry



Property Description

****Charming 3-Bedroom Freehold Home in Coventry - Perfect Family Residence**** Set in Tile Hill, this beautifully presented 1930s house offers a perfect blend of historical charm and modern comfort. This property is an ideal match for families, first-time buyers, or investors alike. ****Property Features:**** - ****Three Spacious Bedrooms:**** Optimal layout with generous room sizes, perfect for family living. - ****Welcoming Reception Room:**** A warm, inviting space ideal for entertaining friends or family gatherings. - ****Well-appointed Bathroom:**** Features all necessary fittings, styled to accommodate a contemporary lifestyle. - ****Gas Heating:**** Efficient mains gas heating system ensures a warm and comfortable environment year-round. ****External Attributes:**** - ****Driveway Parking:**** - ****Garden Space:**** Enjoy private, green outdoors with a larger than average rear garden, offering a serene retreat or a play area for children. ****Location Benefits:**** - The property is advantageously located with easy access to local amenities including shops, restaurants, and schools, making daily errands and commutes hassle-free

Approach

Double glazed entrance door:

Entrance Hallway

Engineered wooden flooring, central heating radiator, stairs rising to the first floor and door to:

Lounge Area

13' 7" into bay x 11' 5" max (4.14m into bay x 3.48m max)

Double glazed bay window to the front aspect, central heating radiator. engineered wooded flooring, log burner and opens onto:

Kitchen Diner

17' 11" max x 10' 10" max (5.46m max x 3.30m max)

The kitchen comprises of a range of wall and base mounted units incorporating a asterite sink drainer unit with tiled splashbacks and work surfaces over, gas hob with hood above, electric oven, engineered wooden flooring, double glazed window to the rear aspect and french doors opening onto the rear garden.

First Floor Landing

Access fully boarded loft space, double glazed window to the side aspect and doors to:

Bedroom One

12' 9" into bay x 10' 7" max (3.89m into bay x 3.23m max)

Double glazed window to the front aspect and central heating radiator.

Bedroom Two

10' 10" x 10' 7" max (3.30m x 3.23m max)

Double glazed window to the rear aspect and central heating radiator.

Bedroom Three

7' 4" x 6' 11" (2.24m x 2.11m)

Double glazed window to the front aspect and central heating radiator.

Refitted Bathroom

Being tiled and comprising of a "P" shaped bath with shower over, low level wc, wash hand basin. heated towel rail and double glazed window to the rear aspect.

Utility Room

7' 9" x 6' 7" (2.36m x 2.01m)

Plumbing for washing machine, double glazed window to the side aspect, door to:

Cloakroom

low level wc, wash hand basin and double glazed window to the side aspect.

Outside

To the front and side of the property is a driveway for two vehicles.

To the rear of the property is a large covered decked area with access to the utility and cloak room, further door to a storage area, large lawned area with a further decked area and full width poly tunnel, which is ideal for growing your own fruit and veg.





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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: F

view this property online connells.co.uk/Property/COV321384

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV321384 - 0010