



**Connells**

Goode Croft  
Tile Hill Coventry





## Property Description

Situated in the quiet area of Tile Hill this end of terrace family home benefits from a driveway providing off road parking and a rear garden with an outbuilding. The accommodation briefly comprises: ground floor lounge and a fitted kitchen/diner. Upstairs there are three bedrooms and a fitted bathroom.

### Approach

Double glazed front door.

### Entrance Hall

Stairs rising to first floor, radiator, laminate flooring.

### Lounge

14' 10" max x 11' 11" ( 4.52m max x 3.63m )  
Double glazed window to the front elevation, radiator, television point and laminate flooring.

### Fitted Kitchen/Diner

18' 2" x 10' 10" ( 5.54m x 3.30m )  
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, pantry, radiator, laminate flooring, two double glazed windows to the rear elevation and double glazed door leading to the rear garden.

### First Floor Landing

Storage cupboard, double glazed window to the side elevation and doors to;

### Bedroom One

14' x 11' plus recess ( 4.27m x 3.35m plus recess )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

12' 2" x 12' 1" ( 3.71m x 3.68m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

10' 4" x 7' 1" ( 3.15m x 2.16m )  
Double glazed window to the front elevation, built-in wardrobe and radiator.

### Fitted Bathroom

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

## Loft Space

Large loft access with integrated ladders to partly boarded space with light.

## Outside

### Front Of Property

Driveway providing off parking for two vehicles. There is external wall insulation to first floor with render finish.

### Rear Garden

Sheltered patio area beyond being laid to lawn with an outside toilet and two garden sheds.

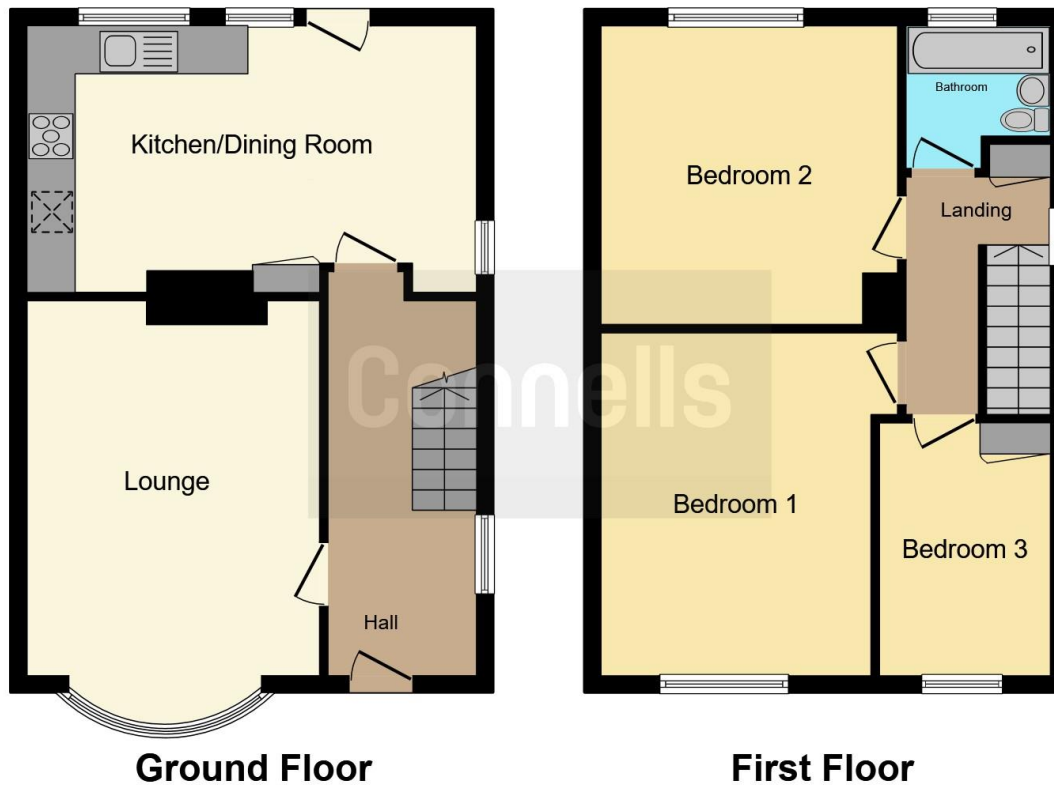
## Shed

7' 8" x 7' 1" ( 2.34m x 2.16m )

With mains water and fitted garage consumer unit, currently used as utility







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: C**

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Tenure: Freehold



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