



**Connells**

Pine Tree Avenue  
Coventry





## Property Description

This well presented end of terrace family home is situated on a corner plot within the popular residential area of Tile Hill, being close to local amenities and transport links. The accommodation briefly comprises: ground floor open plan lounge/fitted kitchen and a conservatory. Upstairs there are three bedrooms and a fitted bathroom. Outside there are gardens to the front and rear of the property.

## Approach

Door to;

## Porch

Double glazed windows to the front & side elevations and double glazed internal door to;

## Entrance Hall

Stairs to first floor and wooden flooring.

## Open Plan Lounge/Kitchen

## Lounge Area

Double glazed window to the front & side elevations, radiator and wooden flooring.

## Kitchen Area

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and electric hob with extractor hood over, integral washing machine, integral dishwasher, integral fridge/freezer, tiled flooring and double glazed window to the side elevation and double glazed doors to the conservatory.

## Conservatory

Double glazed windows to the rear & side elevations and double glazed door opening onto the rear garden.

## First Floor Landing

Access via pull down ladder to boarded loft space, double glazed window to the side elevation, laminate flooring.

## Bedroom One

Double glazed window to the front elevation, fitted wardrobe, radiator and laminate flooring.

## Bedroom Two

Double glazed window to the rear elevation, radiator and laminate flooring.

## Bedroom Three

Double glazed window to the rear elevation, radiator and laminate flooring.

### **Fitted Bathroom**

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the front elevation

### **Outside**

#### **Front Of Property**

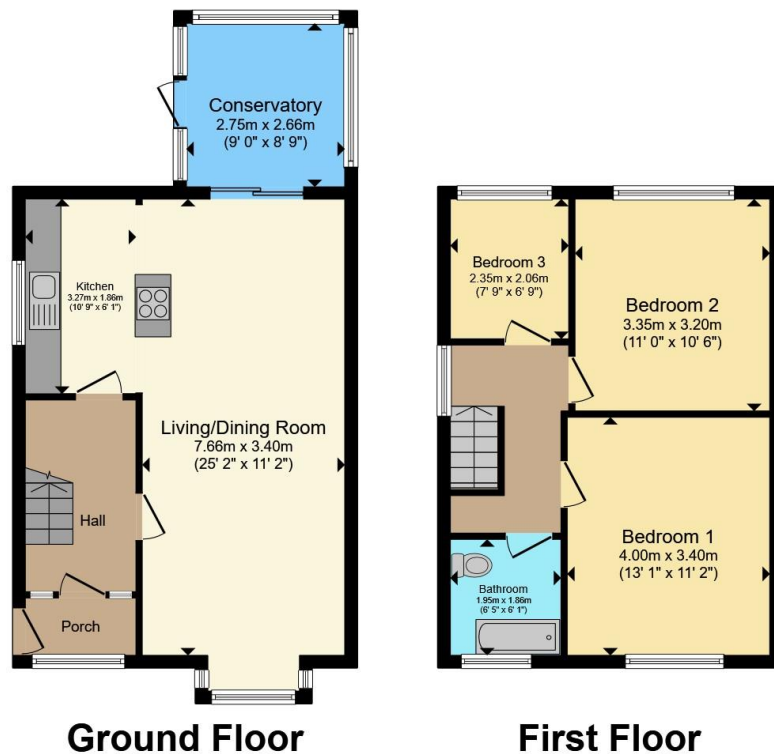
Lawned with block paved pathway to front door and gated access to rear garden.

#### **Rear Garden**

Block paved patio beyond being laid to lawn with garden shed.







Total floor area 106.9 m<sup>2</sup> (1,151 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



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EPC Rating: D Council Tax  
Band: B

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Tenure: Freehold



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