



705 Tile Hill Lane

Coventry CV4 9HU

Guide Price £425,000

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This traditionally styled double-bayed detached house is conveniently situated within easy reach of amenities in Tile Hill village and offers accommodation of particular flexibility with a ground floor fourth bedroom annexe and shower room in addition to the three first floor bedrooms. Being set behind a paved driveway providing ample parking and with twin sets of wrought iron gates giving access, the ground floor accommodation has also been extended to the rear providing an enlarged dining room as well as an enlarged and re-fitted kitchen. Additionally the spacious first floor bathroom has been stylishly re-fitted whilst externally at the end of the rear garden is an extremely useful brick built studio suitable for a range of uses including home office or gym. Overall this is an ideal family home offering versatile and flexible accommodation.

LOCATION

Tile Hill Village lies on the western outskirts of Coventry, close to the city's boundary with Solihull. Within Tile Hill Village itself, there are a useful and comprehensive range of day-to-day amenities including shops and a popular pub house, whilst Tile Hill Wood School is also in close proximity, as is Tile Hill railway station which provides regular rail links to Birmingham, Coventry, London and other destinations. Warwick University is also easily accessible, as is Coventry city centre and major local road routes including the A45 which links to Birmingham, the M42, NEC and Birmingham airport.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into-

RECEPTION HALLWAY

With staircase off ascending to the first floor having glazed balustrade, central heating radiator, ceramic tiled floor, inset ceiling downlighters and stylish replacement doors to:-

LOUNGE

3.76m x 4.39m (12'4" x 14'5")

into UPVC double glazed bay window. With inset ceiling downlighters, oak laminate flooring and through access to-

EXTENDED DINING ROOM

5.66m x 3.51m (18'7" x 11'6")

With oak laminate flooring extending through from the lounge, arched recessed fireplace, inset ceiling downlighters, central heating radiator and UPVC double glazed French style doors giving external access to the rear garden.

ANNEXE/BEDROOM FOUR

5.05m x 3.38m approx average (16'7" x 11'1" approx average)

Which is ideal for use as a combined bedroom and sitting room, having oak laminate flooring, UPVC double glazed window/doors to front elevation, inset ceiling downlighters, vertical contemporary radiator and door to:-

EN SUITE SHOWER ROOM

Which is stylishly appointed with contemporary fittings comprising

ceramic tiled walls and floor complimented by a combined low level WC with wash hand basin and mixer tap over, walk-in shower enclosure with glazed door giving access and fitted dual head shower unit, fitted extractor, chrome towel warmer/radiator and inset ceiling downlighters.

ENLARGED KITCHEN

4.70m x 4.57m approx max (15'5" x 15'6" approx max)

- forming a 'U' shape and being extensively equipped with a comprehensive and attractive range of contemporary panelled style units in a blue finish and complimented by grey granite effect worktops with tiled splashbacks with the units comprising an extensive array of base cupboards, drawers, pan drawers and storage solutions complimented by coordinating wall cabinets and larder style cupboards, contemporary sink unit with mixer tap and food waste disposal integrated, integrated dishwasher, inset Bosch ceramic hob with Bosch filter hood over and integrated twin ovens, also by Bosch, cupboard concealing the replacement Worcester gas fired boiler, ceramic tiled floor, inset ceiling downlighters, contemporary vertical radiator, UPVC double glazed window and matching double glazed door giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With large access trap to the roof space having retractable loft ladder, arched obscure double glazed window to side elevation allowing light onto the landing, inset ceiling downlighters and doors to:-

BEDROOM ONE (FRONT)

4.42m into upvc double glazed window x 3.48m max (14'6" into upvc double glazed window x 11'5" max)

- to rear of fitted wardrobes. Having a range of fitted wardrobing extending across one side of the room with ample overhead storage cupboards, wood flooring and central heating radiator.

BEDROOM TWO (REAR)

3.61m + bay x 3.43m max (11'10" + bay x 11'3" max)

- to rear of fitted wardrobes. Having a range of wardrobing to one side with overhead storage cupboards, wood flooring and feature UPVC double glazed window with door opening onto a flat roof area.

Features

Traditional Style Detached House

Lounge and Extended Dining Room

Bedroom Four/Annexe with Shower Room

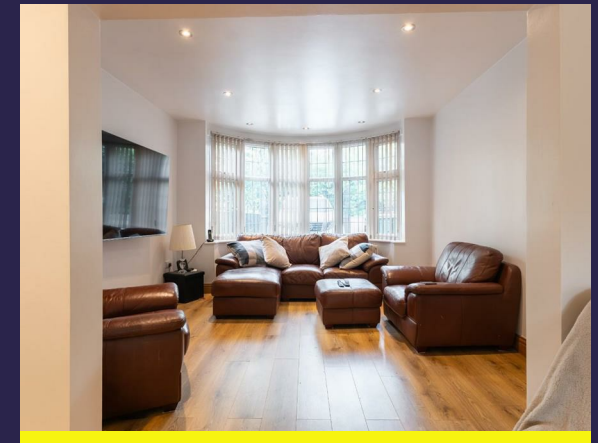
Enlarged Re-fitted Kitchen

Three First Floor Bedrooms

Stylish Re-fitted Bathroom

Ample Parking and Rear Garden

Garden Studio/Office

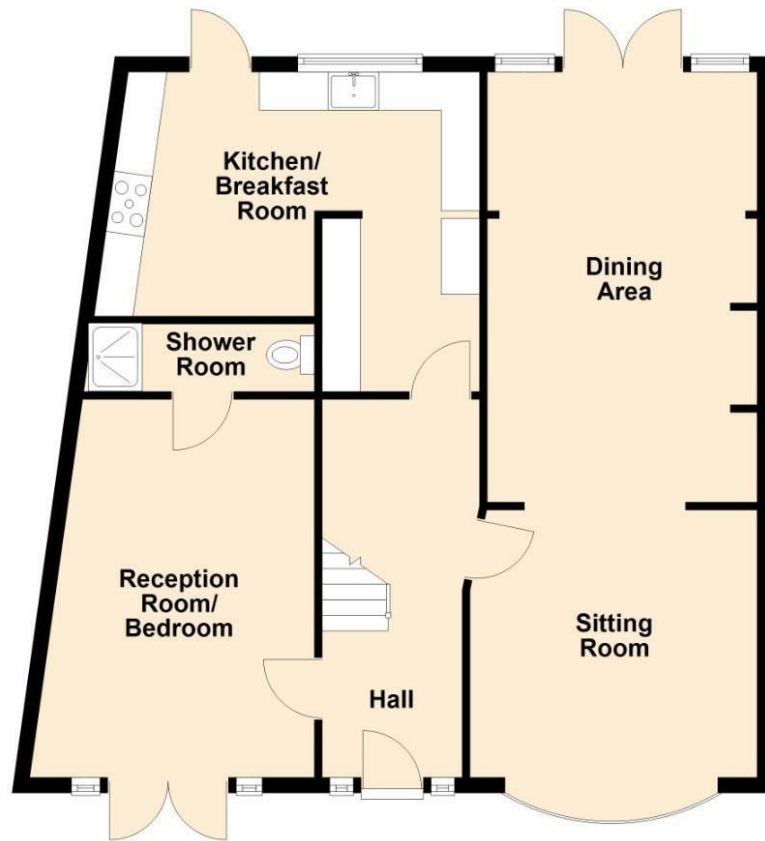




Floorplan

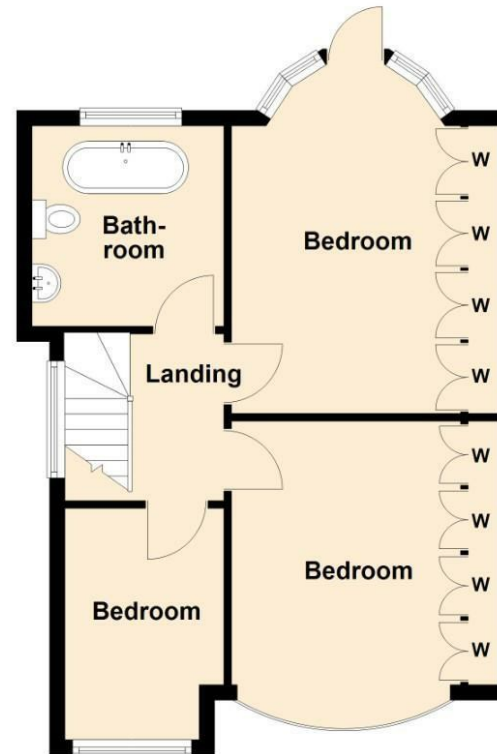
Ground Floor

Approx. 81.5 sq. metres (877.5 sq. feet)



First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 126.8 sq. metres (1364.5 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

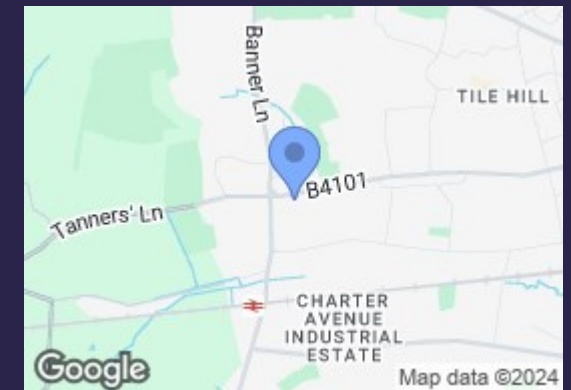
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band E - Coventry City Council



Energy Efficiency Rating

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

Current rating: 65 (D)
Potential rating: 81 (B)

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