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Fir Tree Avenue
Tile Hill CV4 9FS

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AVAILABLE NOW ! A fantastic family property, situated to the west of the city, conveniently located close to local amenities, bus transportation links to the City Centre, and accessibility to the A45, connecting to the motorway network.

In summary, the property comprises an inviting entrance hallway, a front lounge featuring a bay window, a separate dining room located at the rear, a well-appointed kitchen with ample storage, leading to a utility area complete with a ground floor W.C. Additionally, there is a door that provides access to the integral garage.

To the first floor are three bedrooms and a shower room. Externally the property has a direct access driveway for off-street parking and a generously proportioned rear garden featuring a patio area and a well-maintained lawn.

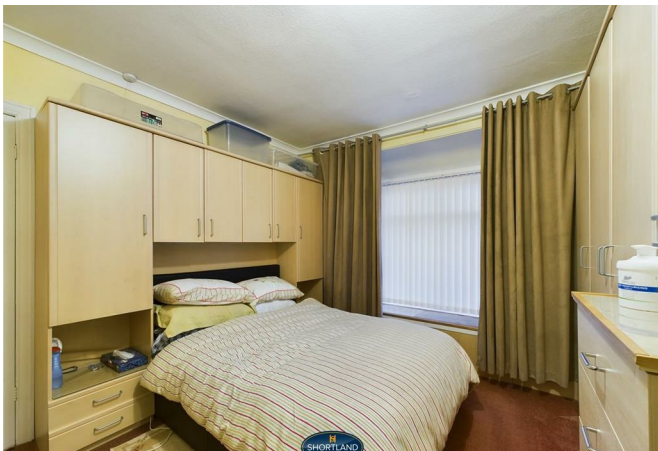
AVAILABLE MID FEBRUARY EPC RATING: D COUNCIL TAX BAND: C





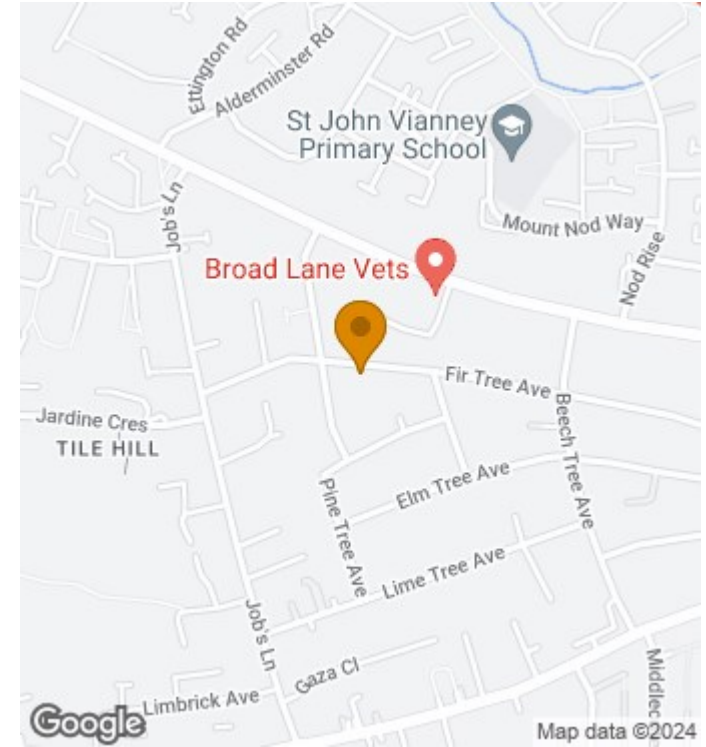


Dimensions



Floor Plan

Location Map



Total area: 990.00 sq ft

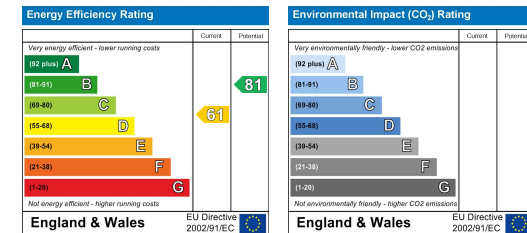
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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