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Chestnut Tree Avenue  
CV4 9FZ

# Chestnut Tree Avenue

## CV4 9FZ

Shortland Horne are pleased to bring to market this really well presented semi-detached family home with three bedrooms positioned on a very, very generous plot. The property has been improved by the current owner and is perfect for a first time buyer or family looking for extra garden space.

The ground floor accommodation on offer briefly comprises of an entrance hallway with stairs rising to the first floor, a spacious lounge with a bay window overlooking the front driveway, a fully modern fitted kitchen with integrated appliances to include; a range master cooker, a dishwasher and space for a fridge/freezer. Running off the kitchen is a very useful W/C which also provides plumbing for a washing machine.

On the first floor you will find a family bathroom and three bedrooms, two in which are double bedrooms with one featuring built in wardrobes and the other being a good sized single bedroom.

Externally to the front of the property there is a gravelled driveway providing off road parking and to the rear there is a fully enclosed much larger than average garden mainly laid to lawn with fantastic patio seating areas.

In the garden you will also be greeted by this wonderful brick built garden room which has been fully kitted out with a bar, heating, lighting and a W/C.

The property also features gas central heating and double glazing throughout.

Tile Hill is a popular residential area offering convenient living for schools, local amenities and shops, excellent road links and within walking distance to bus routes across the city. Located off Tile Hill Lane, Chestnut Tree Avenue offers easy road links to A45 to Birmingham and Coventry, M6 and M42 motorway and a direct route to Coventry City Centre. The property is also in the catchment area for Finham Park 2.









## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.91 x 3.41

Kitchen/Dining Room

5.15 x 4.49

W/C

### FIRST FLOOR

Bedroom One

3.46 x 3.45

Bedroom Two

3.41 x 3.25

Bedroom Three

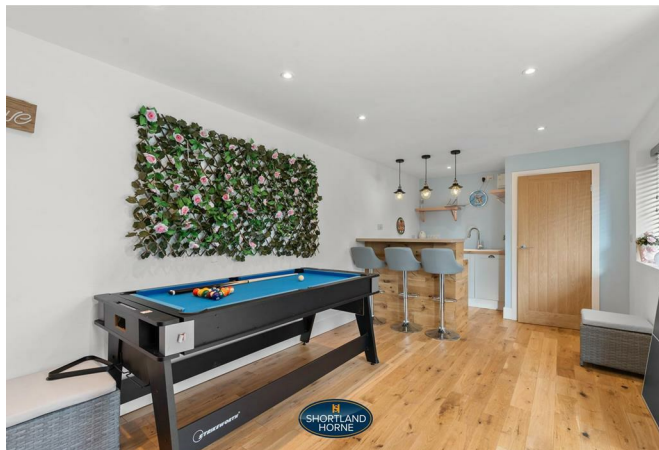
2.41 x 2.08

Bathroom

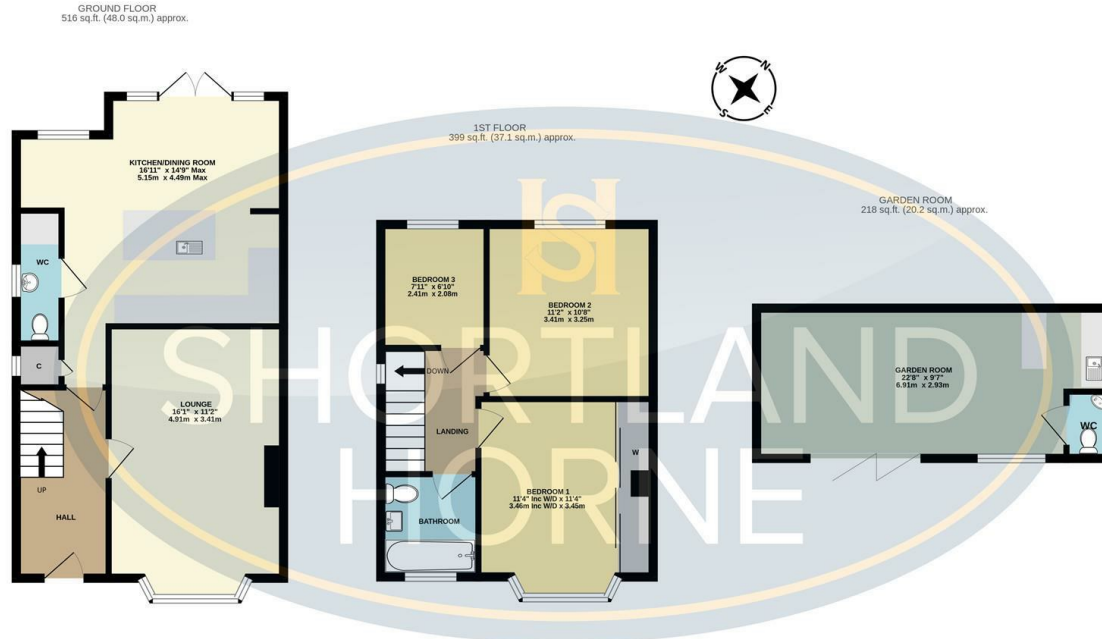
### OUTSIDE

Garden Room

6.91 x 2.93



# Floor Plan



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Total area: 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

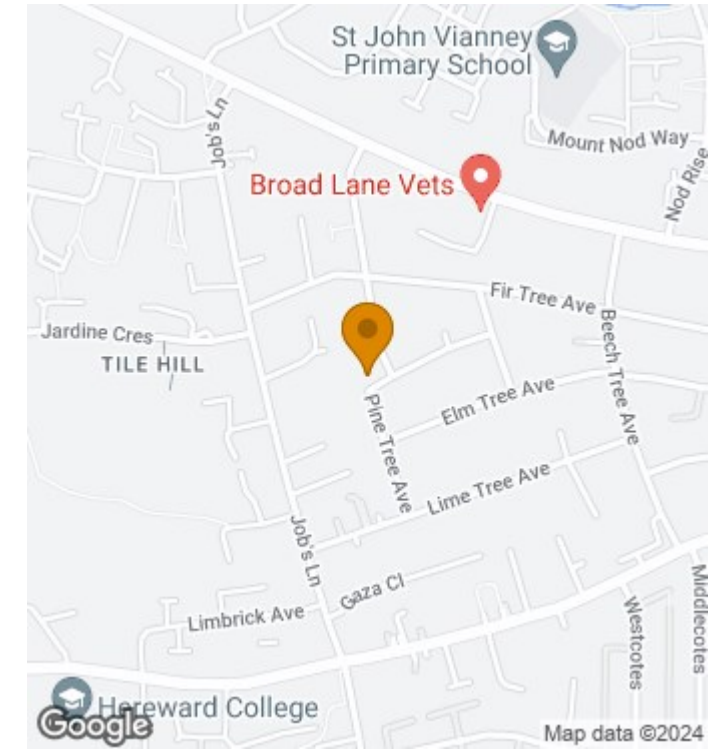
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

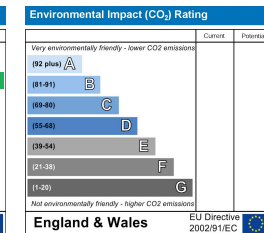
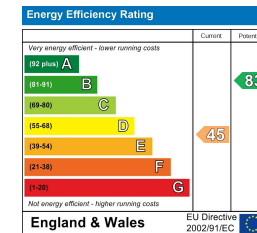
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

# Location Map



## EPC



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