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Standard Avenue  
Tile Hill CV4 9BX

# Standard Avenue

## CV4 9BX

\* SINGLE BAYED 2 BEDROOM END TERRACE \*  
\* OFFERING EXCELLENT POTENTIAL &  
\* ACCORDINGLY PRICED \* GAS CH & DOUBLE  
\* GLAZED \* FAMILY HOME OVER THE PAST 50 YEARS  
\* REAR CAR ACCESS \* NO UPWARD CHAIN

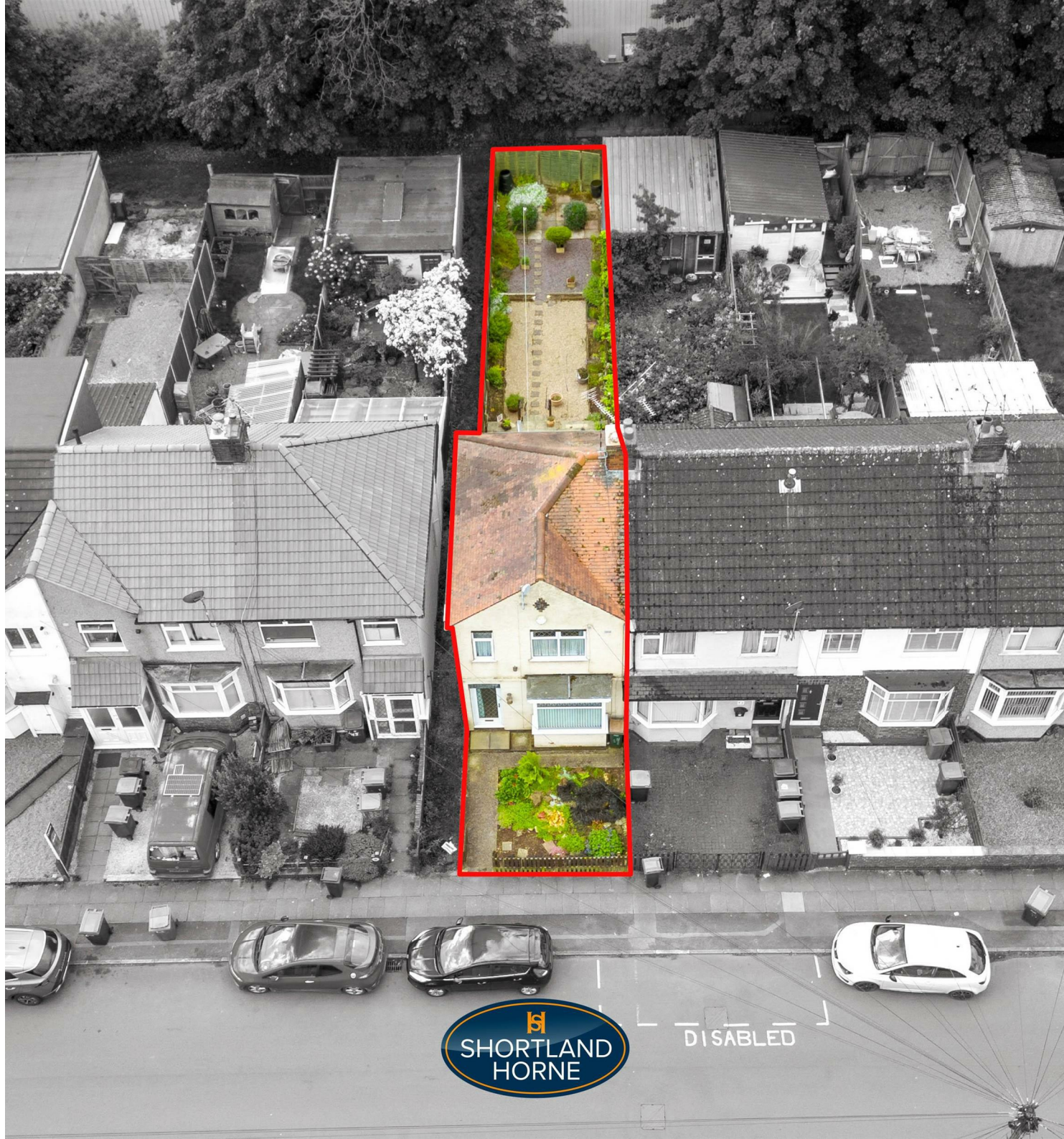
\*Welcome to this charming end terrace house located on Standard Avenue in the lovely area of Tile Hill, Coventry. This property boasts a bay windowed through lounge, perfect for relaxing or entertaining guests with a kitchen with white fronted units incorporating split level hob, oven, fridge/ freezer and washing machine !! With two bedrooms, there is ample space for a small family or guests to stay over comfortably. Additionally the property boasts a large south facing rear garden.

The single bayed end terrace design gives this home a unique character that has been cherished by its occupant for over 50 years. Imagine the stories and memories that have been made within these walls!

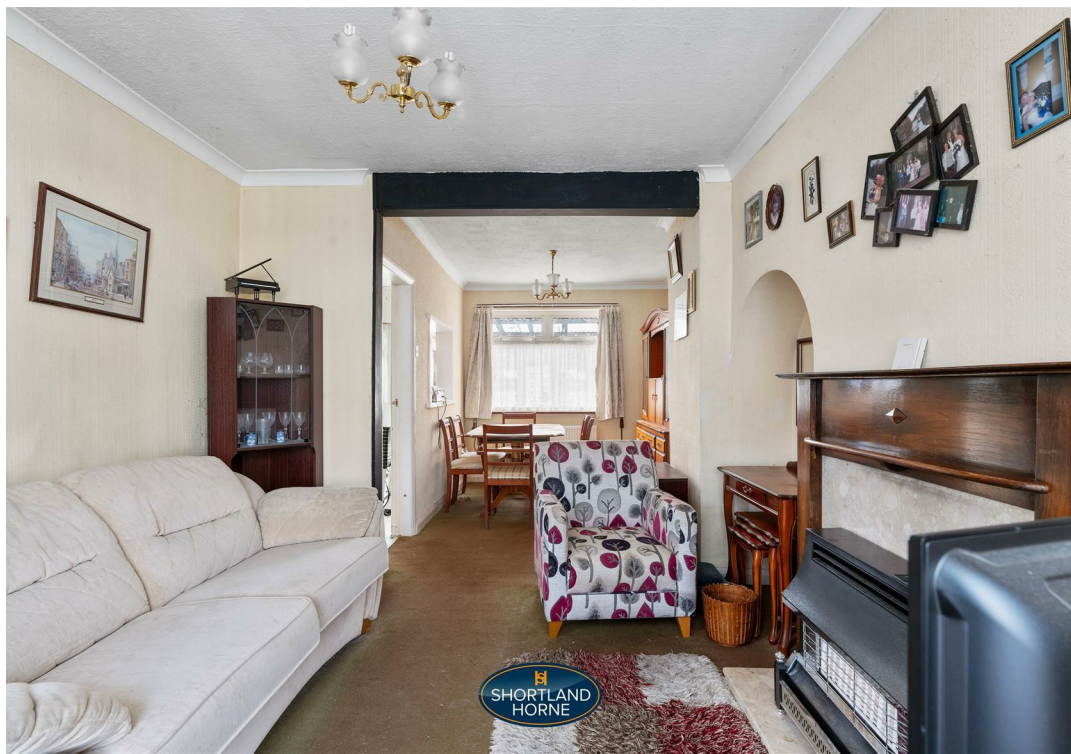
This property offers excellent scope for you to put your personal touch on it and make it your own however having gas central heating and double glazed windows. Whether you're looking to modernise the interiors or create a beautiful outdoor space, the potential is endless.

The best part? This home comes with no upward chain, making the buying process smoother and quicker for you. Don't miss out on the opportunity to own a piece of history in this well-loved home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

selling quality  
property since 1995



DISABLED







## Dimensions

VESTIBULE HALL

BAY WINDOWED  
THROUGH LOUNGE

7.04 x 3.33

KITCHEN

3.38 x 1.60

FULL WIDTH  
GARDEN ROOM

4.81 x 2.82

LANDING

BEDROOM ONE

4.25 x 3.48

BEDROOM TWO

3.40 x 2.54

BATHROOM WITH  
SHOWER

REAR CAR ACCESS

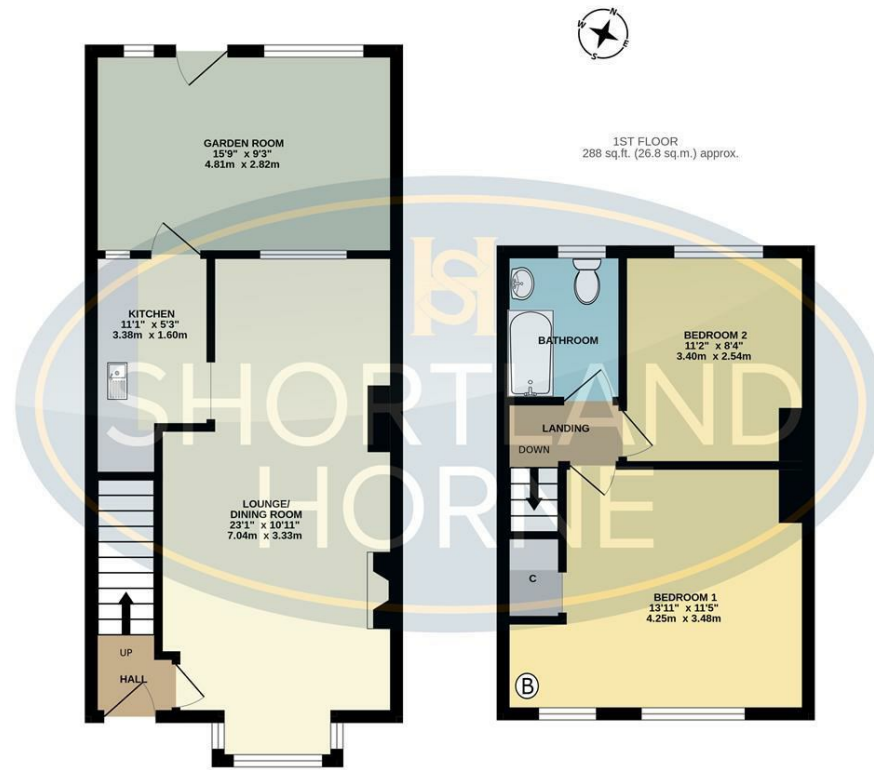
WELL LAID OUT  
GARDENS

NO UPWARD CHAIN



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

# Floor Plan



TOTAL FLOOR AREA: 715 sq.ft. (66.5 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 levels 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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### 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

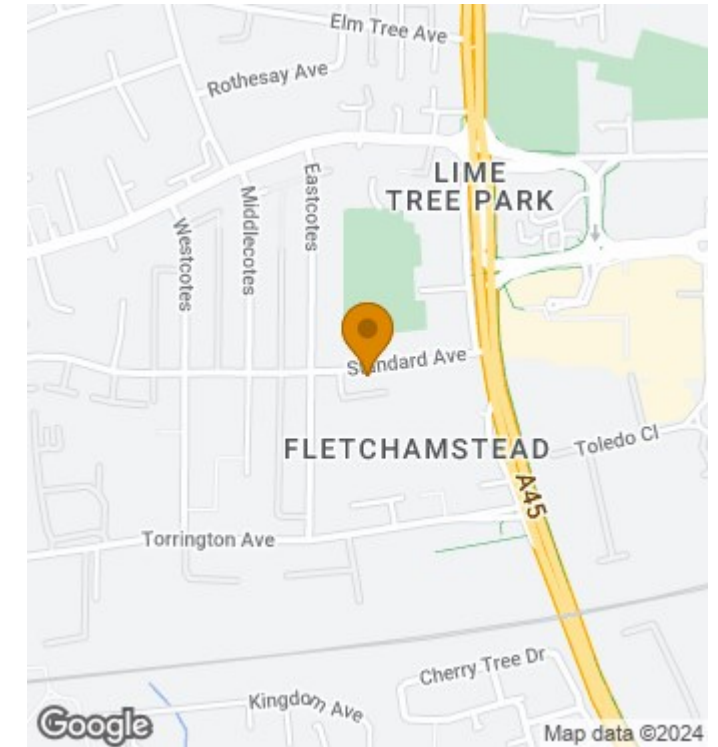
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

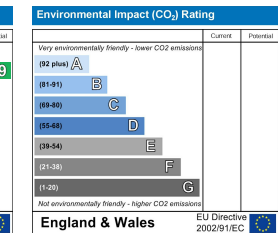
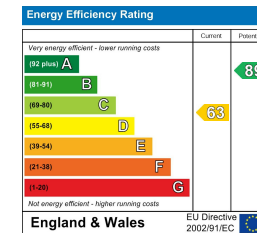
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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