



No parking
at any time



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Property Experts



Tile Hill Lane
Hearsall Common CV4 9DG

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CV4 9DG

* EXTENDED 3 DOUBLE BEDROOM SEMI * NESTLING PLEASANT BACKWATER SETTING * PLANNING PERMISSION GRANTED FOR ADDITIONAL GROUND FLOOR ACCOMMODATION * EXTENDED DINING KITCHEN WITH BUILT IN APPLIANCES * VIEWING HIGHLY RECOMMENDED

Welcome to this charming semi-detached house located on Tile Hill Lane in the sought-after area of Hearsall Common, Coventry. This delightful property boasts three well proportioned bedrooms, one into the loft perfect for a growing family or those in need of extra space.

Situated in a pleasant backwater setting with a overlooking Broad Lane spinney, this home offers a tranquil escape from the hustle and bustle of city life to the west of the city. The extended single bayed design adds character to the property, giving it a unique and inviting feel.

One of the standout features of this home is the outdoor home office/gym, providing a versatile space that can be tailored to suit your needs. Whether you work from home and need a dedicated office space or enjoy staying active with a home gym, this additional area offers endless possibilities.

The property also offers the opportunity to extend to the ground floor with planning permission granted to incorporate a larger kitchen/ diner, a study and bathroom.

Convenience is key with this property, as it is within walking distance of Hearsall Common, allowing you to enjoy leisurely strolls or outdoor activities in the nearby green spaces. The direct access double-length car parking ensures that parking will never be an issue, providing ease and accessibility for you and your guests.

Don't miss out on the opportunity to make this charming semi-detached house your new home. With its ideal location, spacious layout, and unique features, this property has all the makings of a perfect family home.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

BAY WINDOWED
LOUNGE

3.50 x 3.31

EXTENDED KITCHEN

5.94 x 4.92

DINING ROOM

3.58 x 3.02

LANDING

BEDROOM ONE

3.50 x 3.31

BEDROOM TWO

3.48 x 3.01

REFURBISHED
BATHROOM

BEDROOM THREE

5.93 x 3.45

DIRECT ACCESS
DOUBLE LENGTH
CAR PARKING BAY

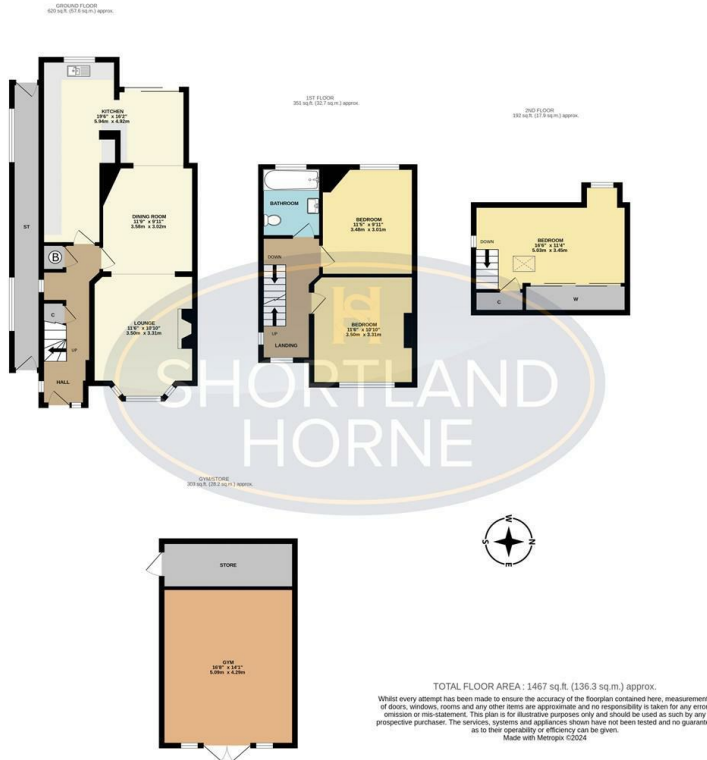
REAR VEHICULAR
CAR ACCESS

WELL LAID OUT
MATURE REAR
GARDEN

HOME OFFICE/ GYM
5.09 x 4.29

VIEWING HIGHLY
RECOMMENDED

Floor Plan



Total area: 1467.00 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

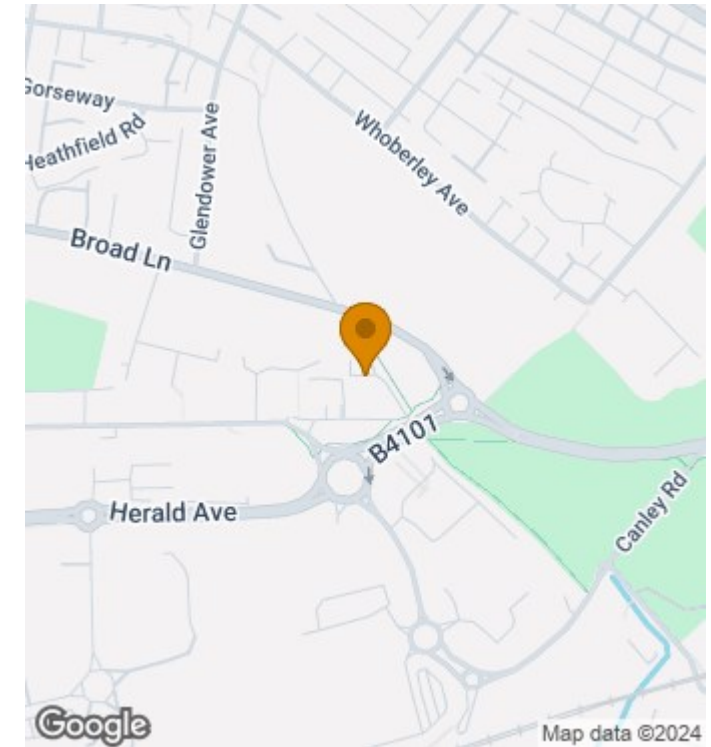
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

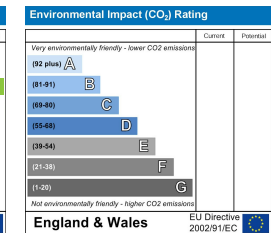
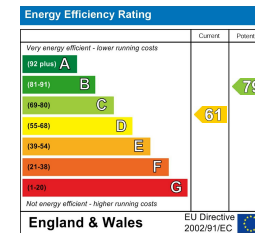
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



Trusted Property Experts

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