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Standard Avenue
CV4 9BS

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Welcome to Standard Avenue, Tile Hill, Coventry - a charming mid-terrace house with great potential! This delightful property boasts two reception room, three bedrooms, and the bathroom, offering ample space for a growing family or those looking for a cosy home.

Although this house is in need of some updating, it presents a fantastic opportunity to create your dream home exactly to your taste. The property features a lounge, dining room, and kitchen, providing a versatile layout that can be tailored to suit your lifestyle.

One of the highlights of this property is the spacious lawned rear garden, perfect for enjoying outdoor activities or simply relaxing in the fresh air. Additionally, the presence of a garage adds convenience and extra storage space for your belongings.

If you are looking for a property with character and the potential to be transformed into a beautiful home, this three-bedroom terrace on Standard Avenue is definitely worth considering. Don't miss out on the chance to make this house your own and create a space that truly reflects your style and personality.

selling quality
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Dimensions

Ground Floor

Lounge

3.20 x 3.04

Dining Room

3.35 x 3.20

Kitchen

3.26 x 1.57

Frist Floor

Bedroom 1

3.43 x 2.38

Bedroom 2

3.13 x 3.03

Bedroom 3

2.50 x 2.10

Bathroom

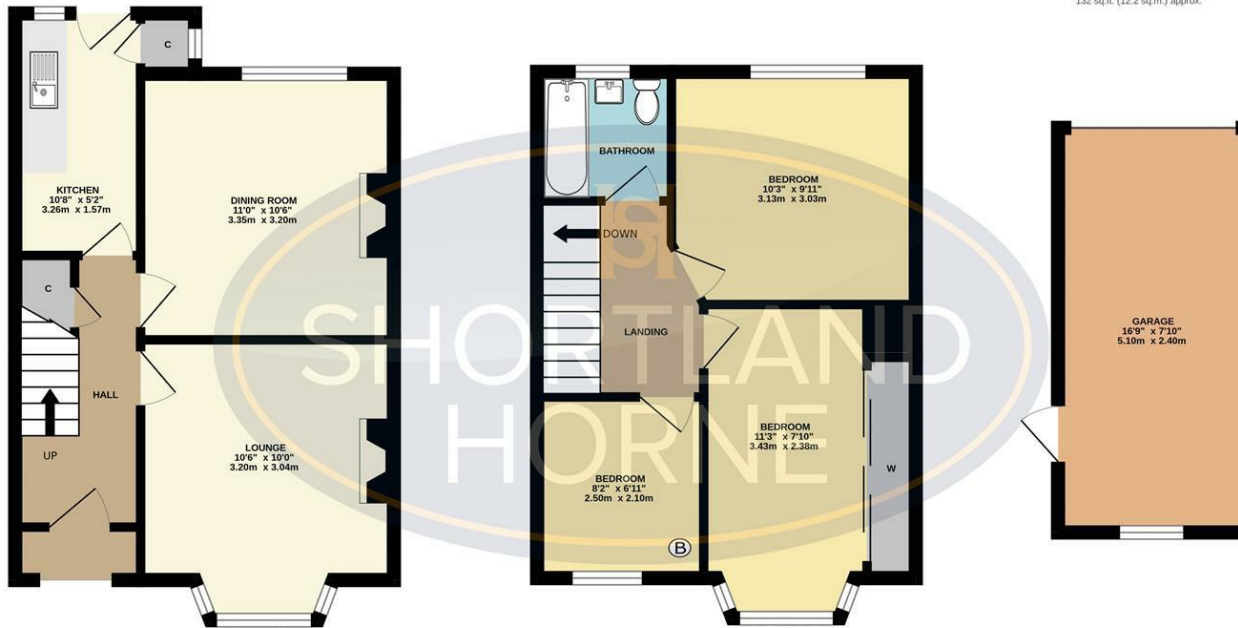


GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.

GARAGE
132 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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 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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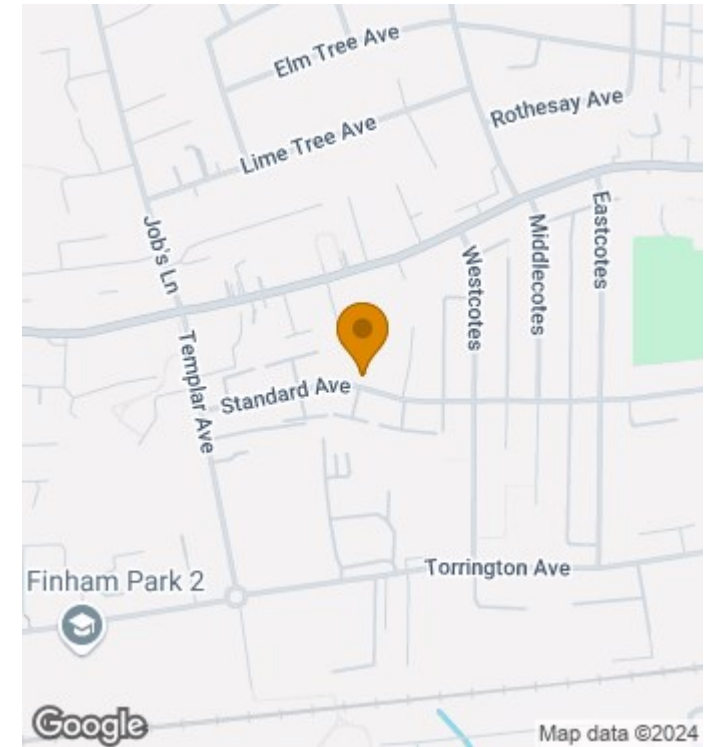
Disclaimer

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

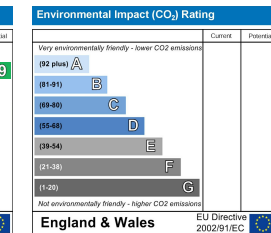
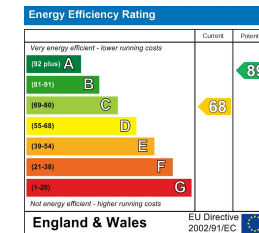
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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