



Trusted
Property Experts



Tile Hill Lane
Tile Hill CV4 9DY

Tile Hill Lane

CV4 9DY

* EXTENDED 5 BEDROOM SEMI WITH 2 ENSUITE SHOWER ROOMS * SUPERB OPEN PLAN LIVING/ DINING KITCHEN ROOM WITH BUILT IN APPLIANCES * CLOAKS/ UTILITY ROOM * FAMILY BATHROOM WITH SHOWER * VIEWING HIGHLY RECOMMENDED WITH NO UPWARD CHAIN

Nestled along Tile Hill Lane towards Tile Hill Village, this extended 5 bedroom semi-detached house offers a perfect blend of modern living and spacious comfort. With five well-proportioned bedrooms, this property is ideal for families seeking ample space, two of the bedrooms featuring ensuite shower rooms, providing added convenience and privacy.

The heart of the home is undoubtedly the superb open-plan living / dining kitchen room extension designed for both relaxation and entertaining with bi fold doors opening out to the rear family garden. This inviting space is equipped with built-in appliances, making it a joy to cook and gather with loved ones.

The property also boasts direct access to ample car parking bays, ensuring that parking is never a concern and with no upward chain, this home is ready for you to move in and make it your own without delay.

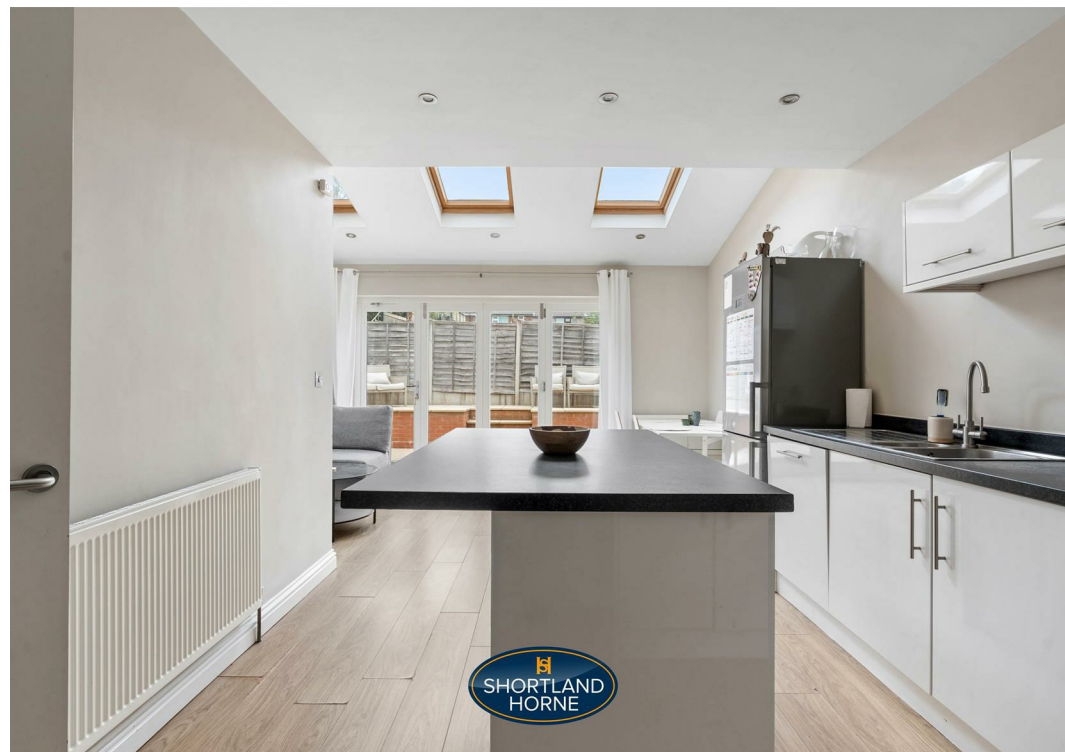
Tile Hill is ideally located for commuters being approximately a mile from Tile Hill Village Railway Station. From here, trains run to Birmingham International (for the airport), New Street (to Birmingham) and Coventry connecting trains that continue on to London Euston.

Warwick University, Westwood Business Park and the A45 Birmingham/ London trunk road are a few minutes away by car.

This is not just a property; it is a place where memories can be made. Don't miss the opportunity to view this exceptional home.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

BAY WINDOWED
LOUNGE

3.46 x 3.26

OPEN PLAN LIVING
DINING KITCHEN
ROOM

6.37 x 4.98

CLOAKS/ UTILITY
ROOM

LANDING

BEDROOM ONE

3.46 x 3.38

BEDROOM TWO

3.48 x 3.25

BEDROOM THREE

2.51 x 1.81

BATHROOM WITH
SHOWER

LANDING TO
SECOND FLOOR

BEDROOM FOUR

3.13 x 2.25

ENSUITE SHOWER
ROOM

BEDROOM FIVE

3.63 x 2.41

ENSUITE SHOWER
ROOM

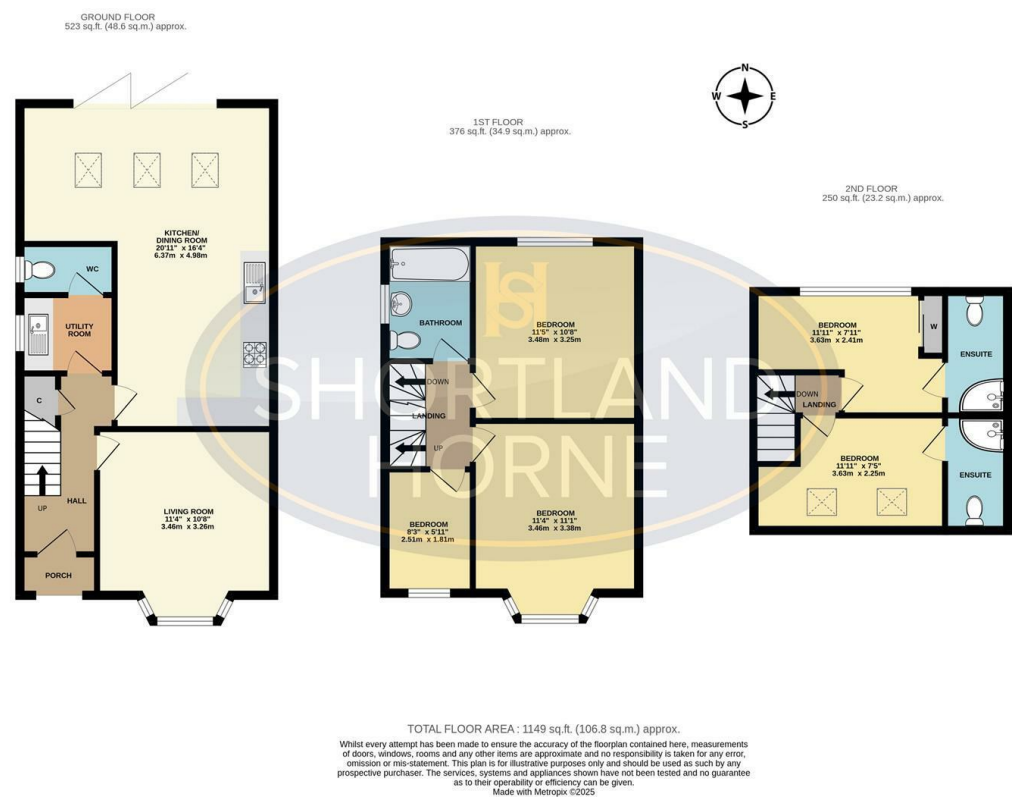
DIRECT ACCESS
DOUBLE CAR
PARKING BAY

DEEP FOREGARDEN
& GOOD SIZED LAWN
REAR GARDEN

NO UPWARD CHAIN

VIEWING HIGHLY
RECOMMENDED

Floor Plan



Total area: 1149.00 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.

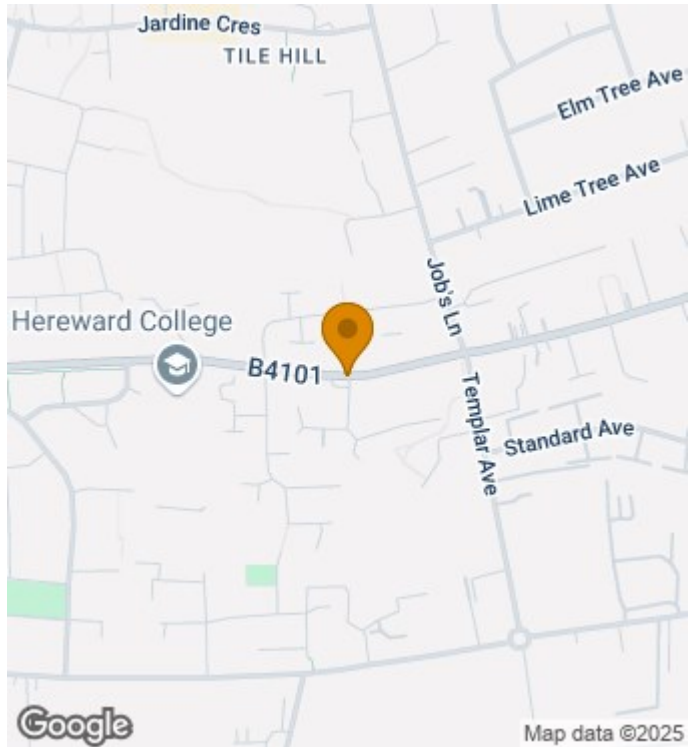
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

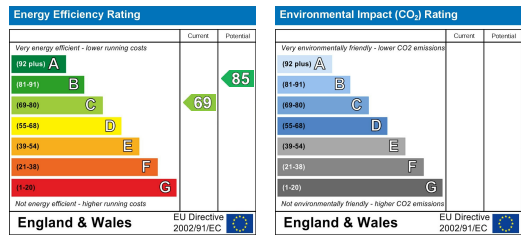
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



☎ 02476 222 123

✉ lettings@shortland-horne.co.uk

🌐 shortland-horne.co.uk

📍 @ShortlandHorne

📍 Shortland-Horne

Trusted
Property Experts