



Trusted  
Property Experts



Lime Tree Avenue  
Tile Hill CV4 9EY



# Lime Tree Avenue

## CV4 9EY

Nestled in the desirable Lime Tree Avenue of Tile Hill, Coventry, this much-improved semi-detached house offers a splendid opportunity for family living. Spanning an impressive 1,551 square feet, the property boasts four generously sized double bedrooms, each equipped with built-in wardrobes, ensuring ample storage space for all your needs.

Upon entering, you are greeted by a welcoming storm porch that leads into a spacious entrance hallway. The ground floor is thoughtfully designed, featuring a large lounge/diner perfect for entertaining, alongside a separate dining room that opens through French doors to the beautifully maintained garden. The modern fitted kitchen is both functional and stylish, while a versatile study or family room provides additional space for relaxation or work.

The first floor is home to a family bathroom and a convenient shower room, catering to the needs of a busy household. The layout of the home allows for comfortable living, with each room flowing seamlessly into the next.

Outside, the property is set on a fantastic plot, offering potential for further expansion, subject to planning consent. The driveway accommodates several vehicles and leads to a double garage, providing ample parking and storage options. The rear garden is a true highlight, fully enclosed for privacy and featuring mature trees and shrubs, a large lawn for children to play, and a patio area ideal for alfresco dining or summer gatherings.

This semi-detached house on Lime Tree Avenue is not just a home; it is a lifestyle choice, combining space, comfort, and the potential for future development in a sought-after location.

The Location - Lime Tree Avenue runs off Broad Lane. The property is located at the Eastern end where there is an excellent range of shops and amenities.

Both Canley & Tile Hill Railway Stations are a short distance away where trains run to Coventry and Birmingham as well as connecting trains to London Euston every hour.

Local amenities include Sainsburys Supermarket, Wing Wah Chinese Restaurant, a number of take-away restaurants and The Village Hotel & Health Club, all of which are within walking distance. Local golf clubs include The Windmill Village and Hearsall. Local good schools include Templars Primary school and West Coventry Academy.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Porch

Hallway

Lounge/Diner

7.11m x 3.40m

Dining Room

3.78m x 3.25m

Kitchen

3.28m x 2.49m

Study/Family Room

3.51m x 3.00m

### FIRST FLOOR

Bedroom One

3.51m x 3.40m

Bedroom Two

3.51m x 3.00m

Bedroom Three

4.27m x 3.33m

Bedroom Four

3.51m x 2.11m

Shower Room

Bathroom

### OUTSIDE

Double Garage

5.64m x 5.00m

Floor Plan



Total area: 1551.00 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

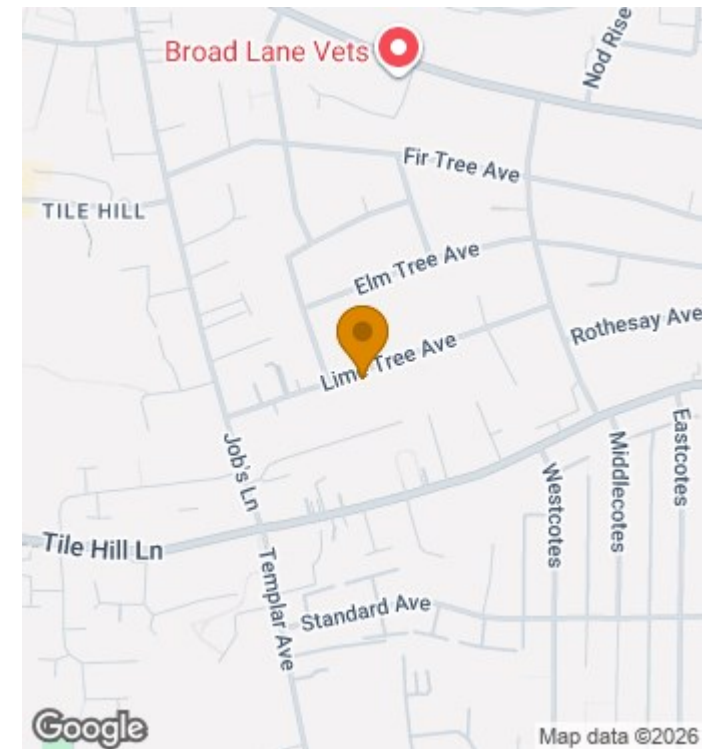
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

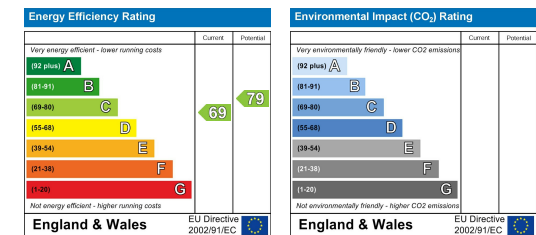
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne

Trusted Property Experts