



William Kirby Close, Coventry CV4 9AD Offers Over £265,000

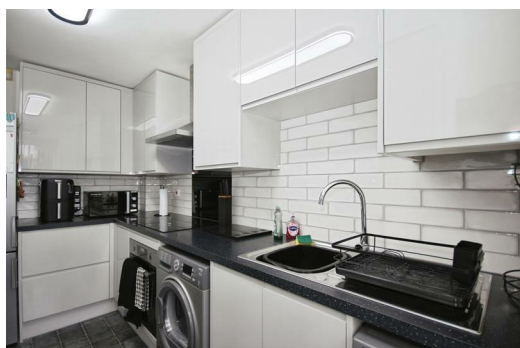
Situated within a modern and well-established residential development in Tile Hill, this well-presented three-bedroom townhouse offers spacious and flexible accommodation arranged over multiple floors, ideal for families, professionals, or buyers seeking contemporary living.

The ground floor comprises a welcoming entrance hallway, a modern fitted kitchen finished in high-gloss units with contrasting worktops and integrated appliances, and a bright dining area providing space for family meals and entertaining. To the rear, there is a comfortable lounge with French doors opening onto the garden, creating a seamless connection between indoor and outdoor living.

Across the upper floors, the property offers three well-proportioned bedrooms, including a generous main bedroom and two further bedrooms suitable for children, guests, or home working. The home benefits from multiple bathrooms, including a family bathroom, ensuite and additional WC facilities, all presented in a clean, modern style.

Externally, the property enjoys a private rear garden, ideal for outdoor seating and low-maintenance enjoyment. The townhouse is located within easy reach of local amenities, schools, and transport links, including convenient access to the A45 and Coventry city centre.

This is a well-maintained and versatile home offering modern living in a popular location.



Kitchen

11'10" x 6'1" (3.63m x 1.87m)

Living room

15'1" x 9'4" (4.61m x 2.87m)

Bedroom 2

12'10" x 10'1" (3.93m x 3.08m)

Bedroom 3

10'7" x 10'5" (3.23m x 3.20m)

Family Bathroom

6'2" x 5'10" (1.90m x 1.80m)

Master Bedroom

13'0" x 12'4" (3.98m x 3.78m)

Ensuite

8'5" x 5'6" (2.60m x 1.70m)

Dressing Room

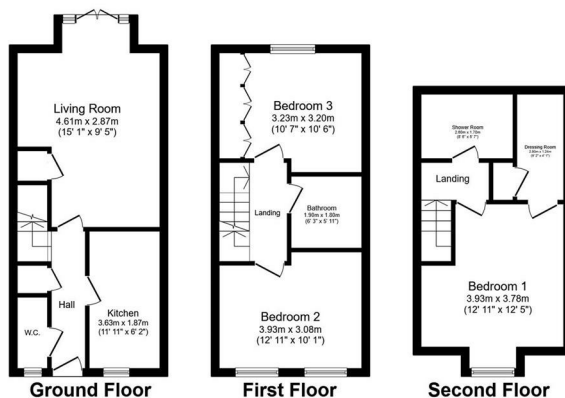
9'2" x 4'0" (2.80m x 1.24m)

Good to Know

- Freehold
- Circa 1,033sqft
- Modern decor and appliances
- Spacious over 3 floors
- Well presented
- School catchment area i.e. Templars Primary School
- Transport links via. M6, M69, & M42

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total floor area 90.2 sq.m. (971 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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