



**Tanners Lane Tile Hill Coventry CV4 9HX**  
**£284,000**

**Benburys**  
SALES AND LETTINGS

Benburys are delighted to present this newly refurbished family home, offered with NO CHAIN.

This stunning property has been thoughtfully updated throughout, offering modern living in a convenient location. The open-plan lounge, kitchen, and dining area features a stylish kitchen island, perfect for family gatherings and entertaining. A downstairs WC and conservatory further enhance the functionality of the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, alongside a contemporary family bathroom.

Outside, the property benefits from a generously sized, low-maintenance garden to the rear, ideal for outdoor relaxation. To the front, there is a private driveway providing off-road parking.

Perfect for families seeking a move-in-ready home, this property is a must-see.

**Open plan, living room, kitchen/diner**  
**11'10" x 32'9" (3.61m x 9.98m)**

The spacious, open-plan living room, kitchen, and dining area offers a light and airy atmosphere, enhanced by laminate flooring throughout. The modern kitchen features a stylish island and is well-equipped for contemporary living. Sliding patio doors lead to the conservatory, while a side door provides direct access to the rear garden.

The room is illuminated by recessed spotlights in the ceiling, with a double radiator in the living area and a wall-mounted decorative radiator in the kitchen/dining space, adding both warmth and character.

**Downstairs WC**

Fitted with white low level W.C, vanity unit wash hand basin with tiled walls and flooring and double glazed window to the side aspect

**Conservatory**  
**13'0" x 9'6" (3.97m x 2.90m)**

A beautiful bright and airy space to relax and enjoy the views of the rear garden as well as bringing the outside inside.

**Bedroom one**  
**15'8" x 8'9" (4.79m x 2.68m)**

This good size double room with central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bedroom Two**  
**10'7" x 8'10" (3.23m x 2.69m)**

situated at the front aspect of the property. Having carpeted flooring and central heating radiator

**Bedroom Three**  
**12'11" x 6'1" (3.94m x 1.85m)**

Situated at the rear aspect of the property. Having carpeted flooring and central heating radiator

**Family Bathroom**

Fitted with a modern white suite which features a panel bath with combination shower and glass screen. low level WC and vanity wash hand basin.

This fully/half tiled bathroom benefits from a central heated towel tiled flooring and a doubled glazed opaque window to the side aspect.

**Agency notes**

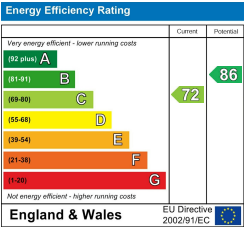
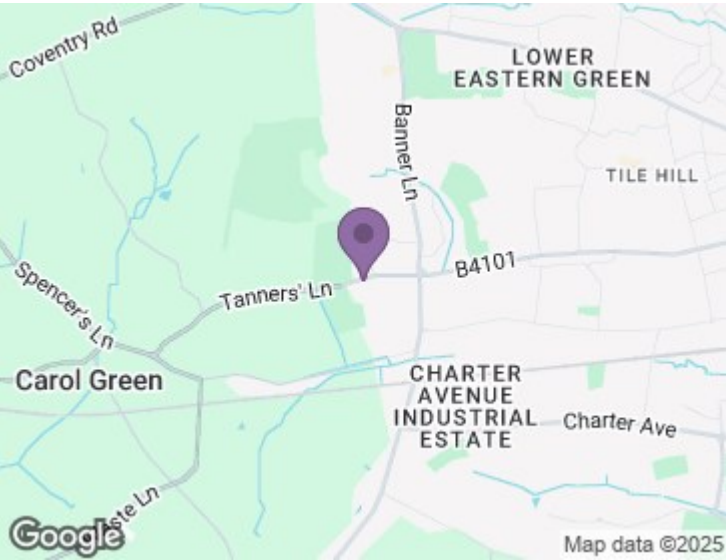
- 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 2. These particulars do not constitute part or all of an offer or contract.
- 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4. Potential buyers are advised to recheck the measurements before committing to any expense.
- 5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**Viewings**

We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk



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