

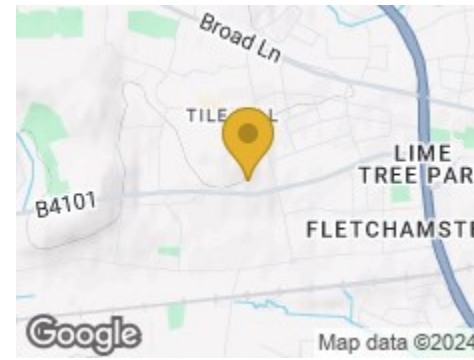
Road Map



Hybrid Map



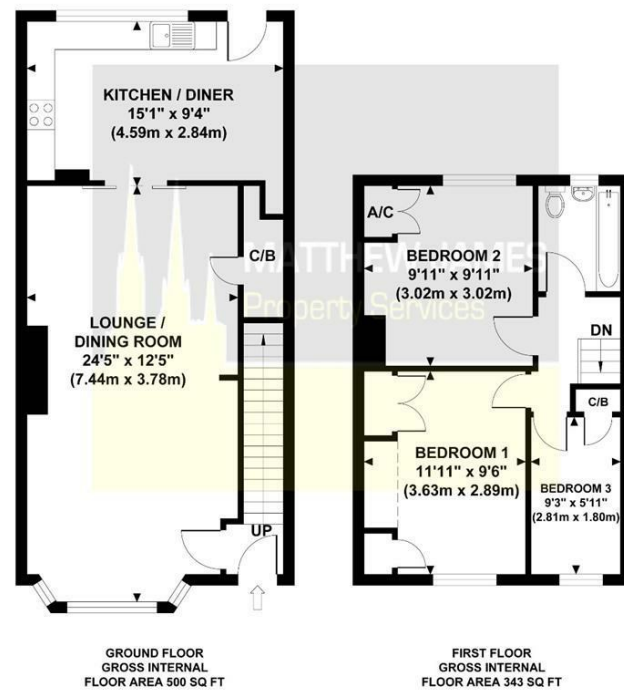
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**LIMBRICK AVENUE**  
Approximate Gross Internal Area 843 sq ft / 78.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



**44 Limbrick Avenue**

Tile Hill, Coventry CV4 9EW

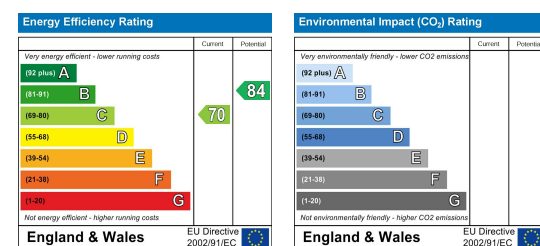
**£210,000**



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 44 Limbrick Avenue

Tile Hill, Coventry CV4 9EW

£210,000



## Front Garden / Off Road Parking

Laid mainly to block paving providing off road parking accessed via dropped kerb and through the front door into the:

## Entrance Hallway

Having stairs off to the first floor and door leading off to

## Lounge Dining Room

Having a PVCu double glazed bay window to the front elevation, feature fireplace with hearth, mantle and surround with inset electric fire, under stairs walk-in storage cupboard and sliding timber glazed doors lead to the:

## Extended Kitchen Dining Room

## First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

## Bedroom One

Having a PVCu double glazed window to the front elevation and built-in wardrobe with overhead storage.

## Bedroom Two

Having a PVCu double glazed window to the rear elevation and cupboard housing the Baxi central heating boiler.

## Bedroom Three

Having a PVCu double glazed window to the front elevation.

## Family Bathroom

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment, low

level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

## Rear Garden

Laid mainly to lawn with paved patio areas and fencing and hedging to the perimeters. A timber pedestrian gate leads to the rear vehicular access.

