

Road Map



Hybrid Map

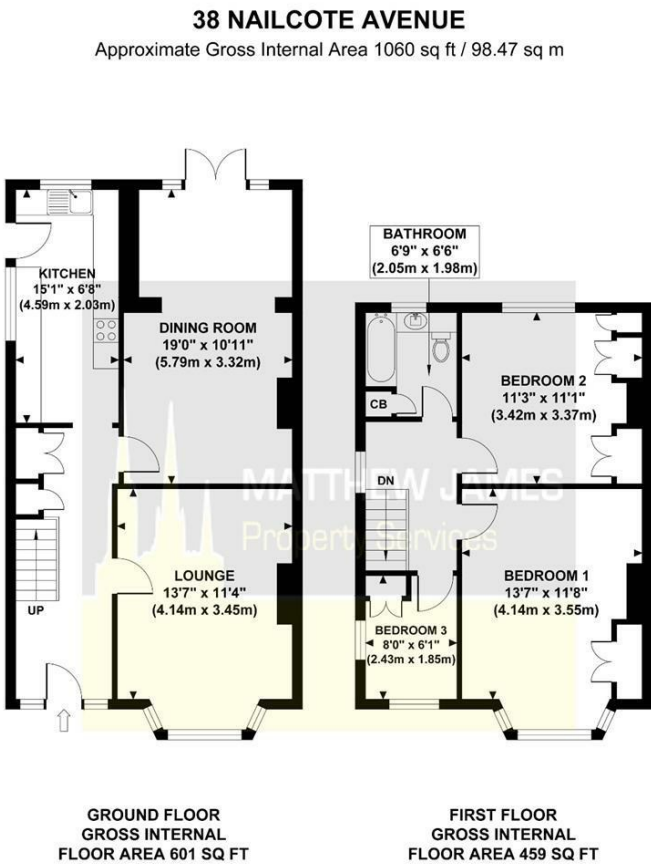


Terrain Map



MATTHEW JAMES
Property Services

Floor Plan



38 Nailcote Avenue
Tile Hill, Coventry CV4 9GL

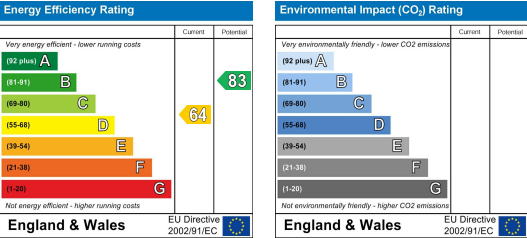
£370,000



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Front Garden

Laid mainly to block paving providing off road parking accessed via a dropped kerb, fenced and walled borders with pedestrian access to the rear garden, access to the garage and steps up lead to the :

Entrance Hallway

Having stairs leading off to the first floor, under stairs storage and doors leading off to:

Lounge

13'7 x 11'4

Having a PVCu double glazed bay window to the front elevation, fitted blinds, dado rail and an inset log burner with hearth mantle and surround.

Extended Dining Room

19' x 10'11

Being extended to the rear and having timber French doors with picture windows to the side, beautiful feature fireplace with inset real flame fire, hearth mantle and surround and dado rail to all walls.

Extended Kitchen

15'1 x 6'8

Having a PVCu double glazed window to the side and rear elevations, a range of wall, base and drawer units with roll top work surface over, integrated fridge, integrated freezer, integrated dishwasher, oven with four ring gas hob and extractor over, space and plumbing for a washing machine and tiling to all splash prone areas.

First Floor Landing

Having a PVCu double glazed window to the side

elevation, balustrade, access to the loft area (which has a drop down ladder, lighting and some boarding) and doors leading off to:

Bedroom One

13'7 x 11'8

Having a PVCu double glazed window to the front elevation with fitted blinds and fitted wardrobe to the one wall.

Bedroom Two

11'3 x 11'1

Having a PVCu double glazed window to the rear elevation and fitted wardrobe to the one wall.

Bedroom Three

8'0 x 6'1

Having a PVCu double glazed feature window to the front and side elevations and over stairs storage to the one wall.

Family Bathroom

6'9 x 6'6

Having a PVCu double obscure glazed window to the rear elevation, panel bath with Triton Jade two shower over, vanity wash hand basin with WC, airing cupboard, ladder style heated towel rail and modern tiling to all splash prone areas.

Rear Garden

Having a paved patio area and being beautifully manicured and being a garden of two parts. The first part is landscaped with lawn, beautiful trees, bushes and paved pathway leads to the second part of the garden which is perfect for those that like to grow their own

fruit and vegetables. Could very easily be added to the first part of the garden and laid to lawn if required. There is also access to the:

Summer House

9'10 x 9'7

Being of timber and glazed design with power, lighting and purposely installed TV aerial. Perfect place to chill and watch TV.

Garage

15'8 x 9'8

Having a (newly installed) up and over door with power, lighting and further PVCu double glazed door and window to the rear elevation.

