



# MATTHEW JAMES

## Property Services



## 306 Tile Hill Lane, Coventry, CV4 9DS

### £270,000

**\*\* SOLD WITHIN 24 HOURS OF GOING ON MARKET \*\***... THREE BEDROOMS... OPEN PLAN KITCHEN DINING ROOM... EXTENDED TO THE REAR... OFF ROAD PARKING AND A GARAGE... GROUND FLOOR CLOAKROOM... GOOD SIZED REAR GARDEN... CLOSE TO ALL AMENITIES... PERFECT FOR THOSE THAT COMMUTE BEING CLOSE TO THE A45... Located in the desirable area of Tile Hill, Coventry, this charming end-terrace house offers three well-proportioned bedrooms and is ideal for families or those seeking a little more extra space.

The heart of the home is the open-plan kitchen and dining area, which is equipped with integrated appliances, making it perfect for those to that like to cook. Additionally, a convenient ground floor WC adds to the practicality of the property. Outside, the property boasts a good-sized rear garden, perfect for enjoying the outdoors, whether for gardening, play, or simply unwinding after a long day. Off-road parking is available with a garage to the front.

Situated close to the A45, this home is particularly well-suited for commuters, providing quick and easy access to major routes. The location offers a blend of suburban tranquillity while remaining well-connected to the vibrant city of Coventry.

This end-terrace house on Tile Hill Lane presents an excellent opportunity for those looking for a comfortable family home in a convenient location. With its spacious interiors and outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own. Call us now to book your viewing.

**Driveway**

**Entrance Hallway**

**Living Room**  
16'4 x 11'4 (4.98m x 3.45m)

**WC**  
4'11 x 2'10 (1.50m x 0.86m)

**Kitchen / Dining Room**  
18'3 x 16'7 (5.56m x 5.05m)

**First Floor Landing**

**Bedroom One**  
14'0 x 10'4 (4.27m x 3.15m)

**Bedroom Two**  
12'10 x 10'11 (3.91m x 3.33m)

**Bedroom Three**  
8'10 x 6'9 (2.69m x 2.06m)

**Family Bathroom**  
8'2 x 5'3 (2.49m x 1.60m)

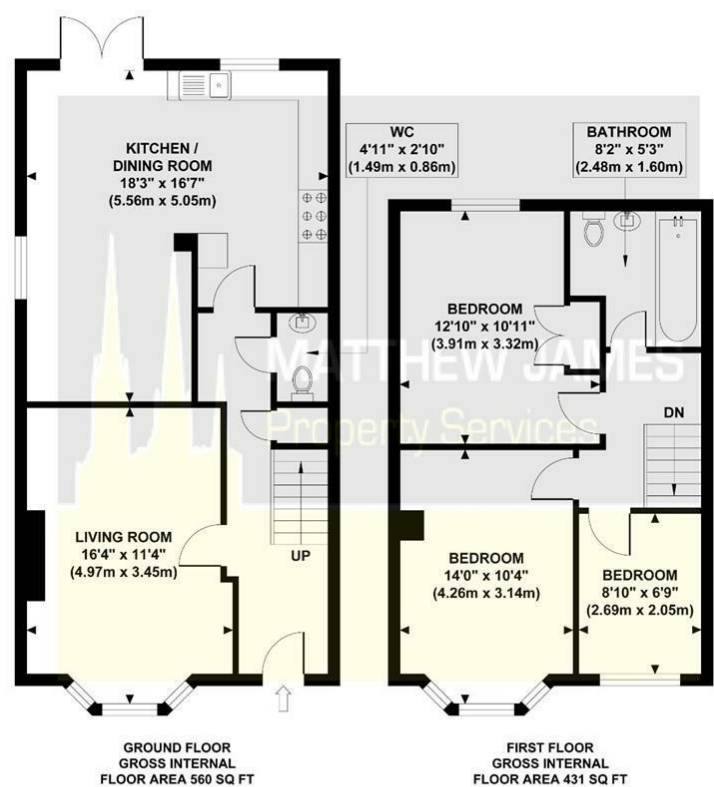
**Rear Garden**

**Garage**



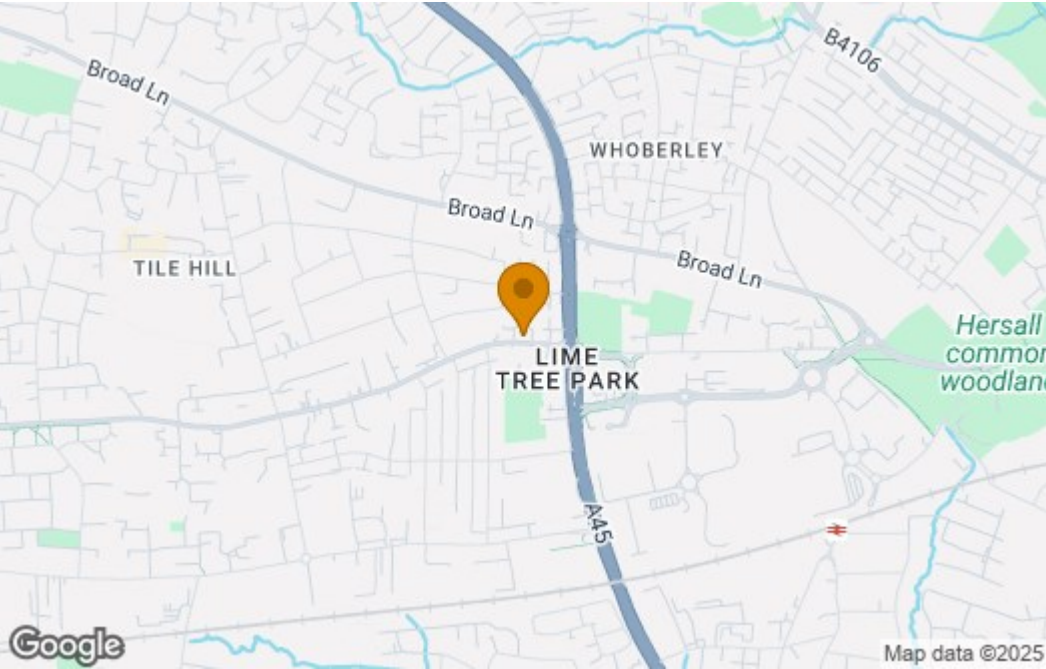
Floor Plan

306 TILE HILL LANE  
Approximate Gross Internal Area  
990 sq ft / 92.0 sq m

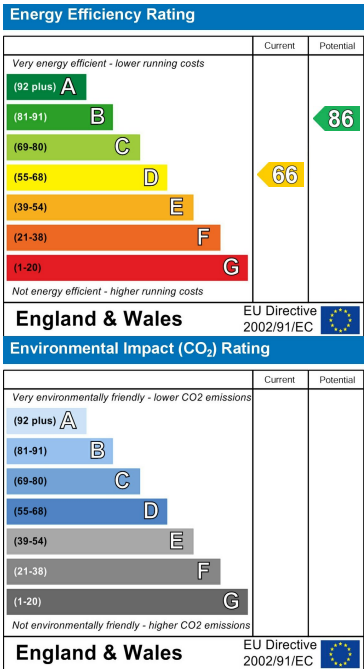


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



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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