



Tile Hill Lane, Coventry

3 Bedroom House - Semi-Detached

£254,500



FOR SALE

**archer
bassett**
LETTINGS AND SALES



This substantial double bayed three bedroom semi detached home is double glazed and central heated and is available for sale with no upward chain and offers excellent links to the motorway network via the A45 and is in close proximity to Tile Hill train station, local amenities & public transport. From the entrance hall is a good size through lounge/diner with patio door to the rear garden, the extended kitchen features a range of wall & base units and to the first floor floor are two double bedrooms, a single bedroom & the fully tiled family bathroom has a white suite to include bath with shower over and a heated towel rail. Externally there is a low maintenance fore garden with a driveway leading to the garage and a generous size garden garden to the rear. The property is in need of cosmetic refurbishment throughout and makes an ideal blank canvass to put your own stamp on.

Lounge/Diner

7.40m x 2.95m (24'3" x 9'8")

Spacious through lounge/diner with bay window & patio door to the rear garden

Kitchen

4.70m x 2.01m (15'5" x 6'7")

Extended kitchen with a range of fitted wall & base units.

Bedroom 1

4.40m x 3.00m (14'5" x 9'10")

Good size double bedroom with bay window situated to the front of the property.

Bedroom 2

3.10m x 3.19m (10'2" x 10'6")

A further double bedroom situated to the rear of the property.

Bedroom 3

2.80m x 1.90m (9'2" x 6'3")

Generous size single bedroom situated to the front of the house

Bathroom

1.90m x 1.77m (6'3" x 5'10")

Fully tiled family bathroom with white suite to include bath with shower over.

Garage

5.50m x 2.30m (18'1" x 7'7")

Situated to the side of the house the garage has an up and over door and door to the rear out into the garden

Tenure (Freehold)

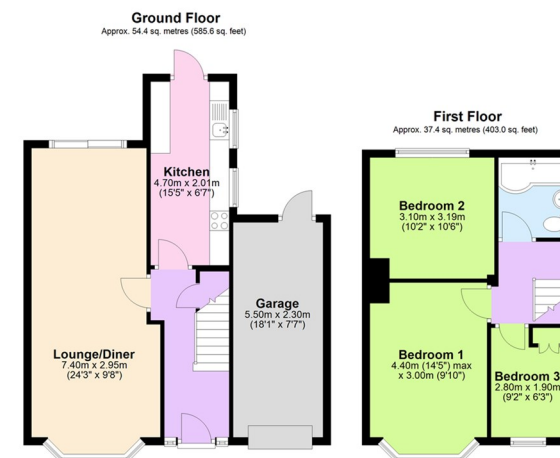
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewing Arrangements

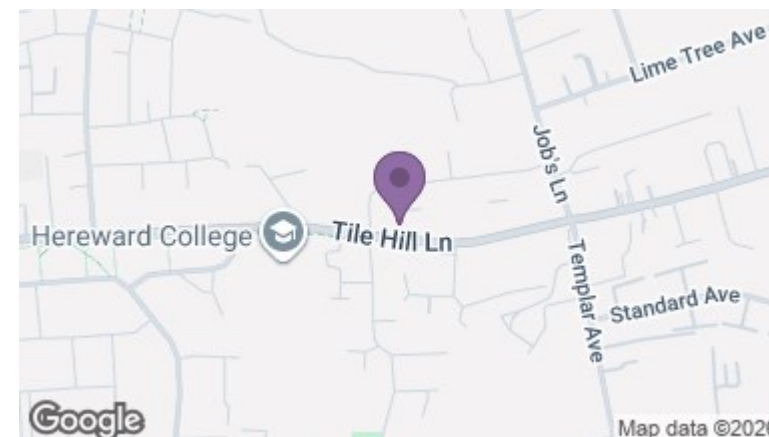
Viewings are strictly by appointment only via Archer Bassett.

Agent Notes.

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Total area: approx. 91.8 sq. metres (988.6 sq. feet)



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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC