




SHORTLAND
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Tile Hill Lane
CV4 9HU

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Nestled in the desirable area of Tile Hill Lane, Coventry, this charming semi-detached house offers a perfect blend of comfort and convenience. The much lovely family home is in need of some TLC but offers the opportunity for the new owners to put their own stamp on the property to maximise its potential value is huge. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed layout includes a welcoming entrance hallway, dining room and separate living room. To the rear of the property is a spacious kitchen/diner and there is also the added benefit of a utility room with the potential of converting the attached garage into usable living space. The garden is fully enclosed making it a safe and secure haven with views of the adjacent woodland.

The upstairs boasts both a modern bathroom and separate shower room, ensuring that morning routines run smoothly for everyone in the household. The semi-detached design provides a sense of privacy while still being part of a friendly community.

Located in a vibrant neighbourhood, residents will enjoy easy access to local amenities, schools and parks, making it an excellent choice for families. The property is also well-connected to public transport, within walking distance to the railway station and well served by local bus services allowing for convenient travel to Coventry city centre and beyond. With its generous living space and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

1.78m x 3.81m

Dining Room

3.61m x 4.52m

Living Room

3.86m x 3.45m

Kitchen

2.29m x 7.87m

Utility

3.43m x 3.02m

FIRST FLOOR

Landing

0.94m x 2.87m

Bedroom

5.13m x 2.97m

Bedroom

3.63m x 4.42m

Bedroom

3.61m x 4.45m

Bedroom Four

2.36m x 2.49m

Bathroom

2.51m x 3.71m

Shower Room

2.87m x 2.13m

Garage

5.36m x 2.69m

Floor Plan



Total area: 1420.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement Through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

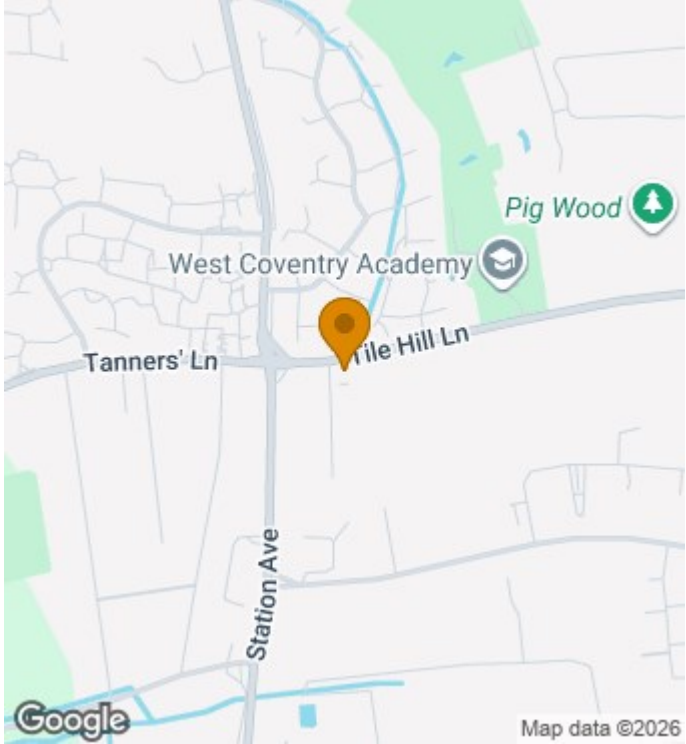
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

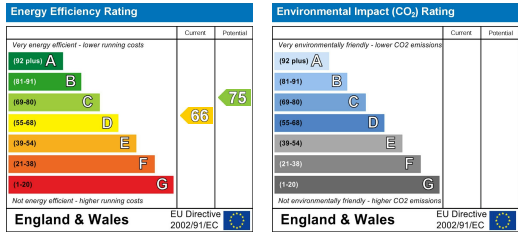
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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