





### Property Description

A thoughtfully extended and beautifully presented three bedroom family home, with easy links to Tile Hill Station, Warwick University, Birmingham Airport and the NEC. Briefly comprising lounge, kitchen, conservatory, three bedrooms and shower room, in addition there is a private rear garden with parking and gated access.

### Approach

An entrance porch leads to the front door, which in turn opens into the lounge.

### Lounge

Bay window to the front, complemented by a feature fireplace with an electric fire installed, staircase rising to the first floor.

### Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven with four ring gas hob and cooker hood above, integrated dishwasher, space and plumbing for automatic washing machine, space for American style fridge freezer, window to the rear overlooking garden and patio doors leading to conservatory.

### Conservatory

Constructed of UPVC and brick, door leading to garden.

### First Floor Landing

Staircase rising from the lounge, storage cupboard, loft hatch giving access to roof space.

### Bedroom One

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

### Bedroom Two

Built-in wardrobes providing hanging and shelving space, window to the front.

### Bedroom Three

Built-in wardrobes providing hanging and shelving space, window to the front.

### Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle, extractor fan, heated towel rail and obscure glazed window to the rear.

### Outside

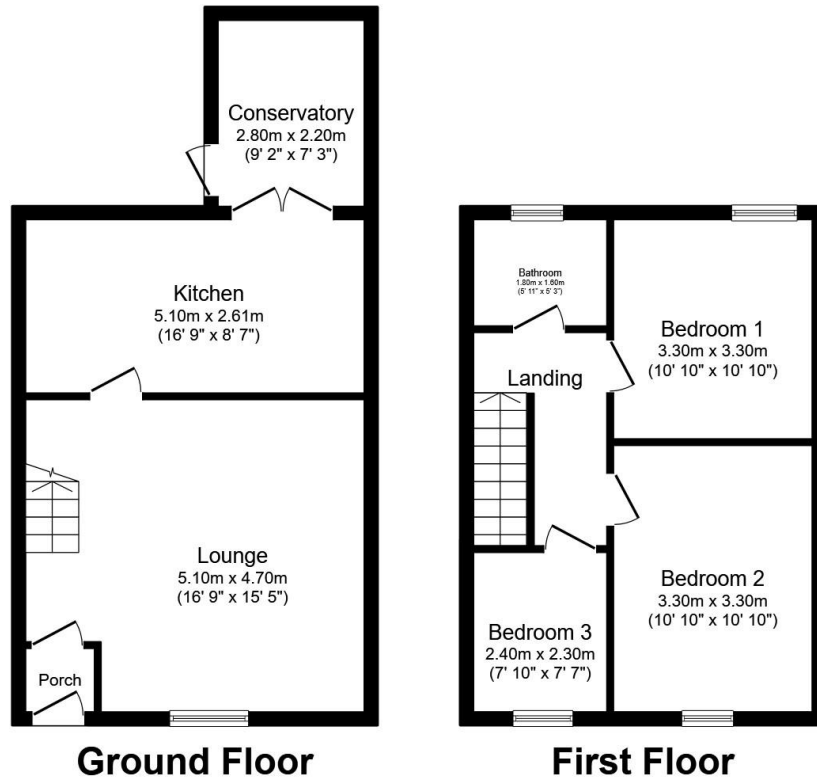
#### Front Of Property

To the front of the property there is a Lawned garden with path leading to the front door.

#### Rear Garden

A private rear garden mainly laid to lawn, featuring patio and decking areas, along with a parking space, garage, and gated rear access.





Total floor area 82.2 sq.m. (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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