



**Connells**

Pine Tree Avenue  
Coventry



### Property Description

This well presented end of terrace family home is situated on a corner plot within the popular residential area of Tile Hill, being close to local amenities and transport links. The accommodation briefly comprises: ground floor open plan lounge/fitted kitchen and a conservatory. Upstairs there are three bedrooms and a fitted bathroom. Outside there are gardens to the front and rear of the property.

### Approach

Door to;

### Porch

Double glazed windows to the front & side elevations and double glazed internal door to;

### Entrance Hall

Stairs to first floor and wooden flooring.

### Open Plan Lounge/Kitchen

### Lounge Area

Double glazed window to the front & side elevations, radiator and wooden flooring.

### Kitchen Area

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and electric hob with extractor hood over, integral washing machine, integral dishwasher, integral fridge/freezer, tiled flooring and double glazed window to the side elevation and double glazed doors to the conservatory.

### Conservatory

Double glazed windows to the rear & side

elevations and double glazed door opening onto the rear garden.

### First Floor Landing

Access via pull down ladder to boarded loft space, double glazed window to the side elevation, laminate flooring.

### Bedroom One

Double glazed window to the front elevation, fitted wardrobe, radiator and laminate flooring.

### Bedroom Two

Double glazed window to the rear elevation, radiator and laminate flooring.

### Bedroom Three

Double glazed window to the rear elevation, radiator and laminate flooring.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the front elevation

### Outside

### Front Of Property

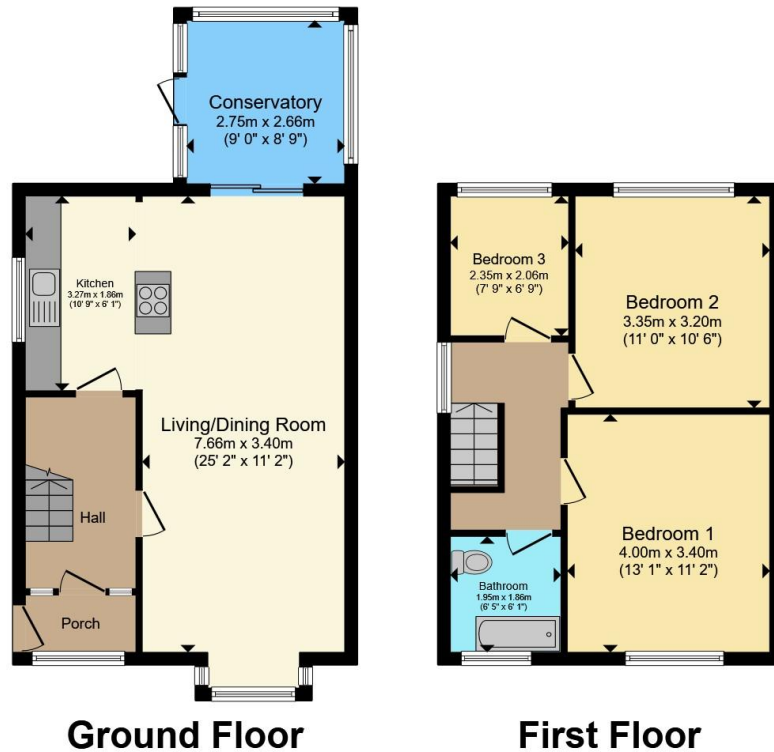
Lawned with block paved pathway to front door and gated access to rear garden.

### Rear Garden

Block paved patio beyond being laid to

lawn with garden shed.





Total floor area 106.9 m<sup>2</sup> (1,151 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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: D Council Tax Band: B

**view this property online [connells.co.uk/Property/COV323299](http://connells.co.uk/Property/COV323299)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV323299 - 0006