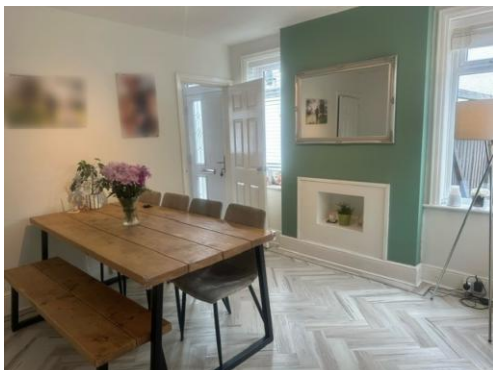




Connells

Lime Tree Avenue
Coventry



Property Description

Set within Tile Hill, the property benefits from a location known for its strong transport links and local amenities. A range of shops, schools, and everyday conveniences are close at hand, along with easy access to Tile Hill Train Station, making it particularly attractive for commuters.

The accommodation is arranged to offer a natural flow throughout, beginning with a welcoming entrance that leads into a well-proportioned front reception room, offering a comfortable setting for everyday living. The property opens into a generous dining room onto the kitchen, providing direct access out to the garden.

Upstairs, the property continues to impress with three bedrooms, including two well-sized doubles and a versatile third room suitable as a bedroom, nursery or home office. A neatly presented family bathroom completes the first-floor accommodation.

Externally, the property benefits from a large private rear garden, offering ample space for outdoor seating, play, or further landscaping. To the front there is off road parking.

The area provides straightforward access to the A45, A46, and wider motorway network, as well as links into Coventry City Centre and surrounding areas.

Approach

Door to:

Living Room

Bright and well-presented living room, featuring a large double glazed window to the front aspect of the property, fitted cupboards and a radiator.

Dining Room

The dining room continues to impress from all angles, with a stylish feature wall and dual aspect double glazed windows, a useful under-stairs storage cupboard, radiator, and access through to the kitchen.

Kitchen

The kitchen has been stylishly updated with modern units and sleek work surfaces, offering a practical layout with ample storage. There are a range of appliances, including a built-in oven, hob with extractor over, washing machine and boiler, with direct access to the garden.

First Floor Landing

Loft hatch and doors to:

Bedroom One

Double bedroom with double glazed window to the front and radiator.

Bedroom Two

Double bedroom with double glazed window to the rear, storage closet and radiator.

Bedroom Three

Currently used as a nursery, but potential to use as a study or home office with a double glazed window overlooking the rear garden and radiator.

Bathroom

The family bathroom features a

contemporary suite comprising a panelled bath with shower over and glass screen, wash hand basin, and WC set within fitted vanity units for added storage. A side facing window provides natural light and ventilation, while modern tiling completes the space with a clean and stylish finish.

Loft Hatch

Part boarded and insulated space offering extra storage.

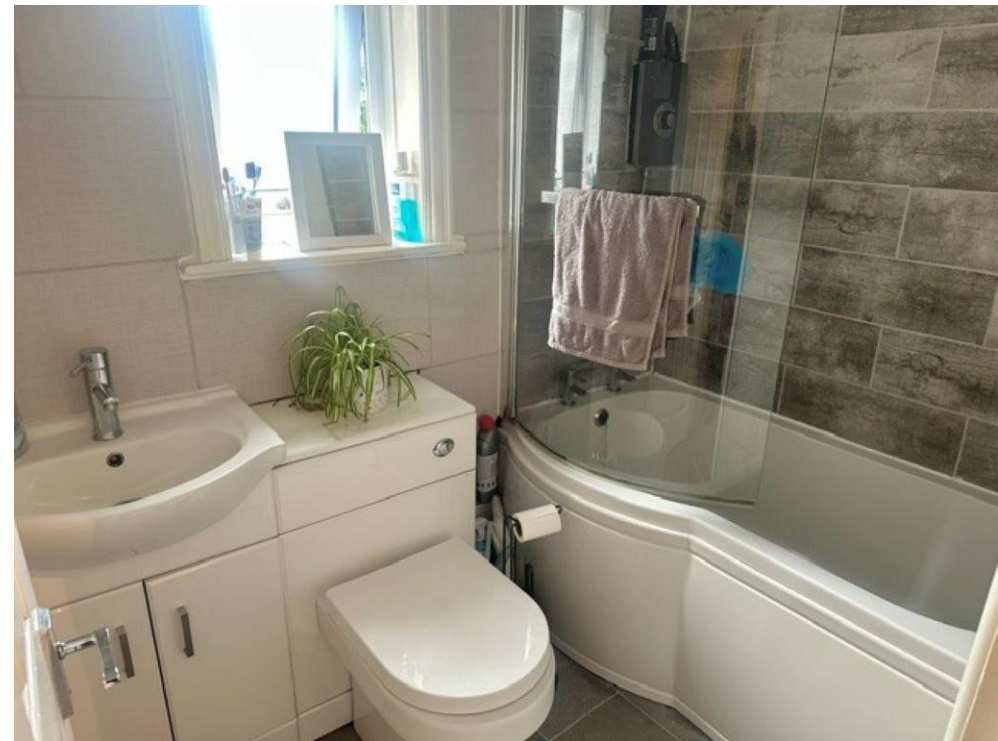
Outside

Front Of Property

Driveway for 2 cars with side access to the garden.

Rear Of Property

The rear garden is generously sized and mainly laid to lawn, offering an excellent space for families and outdoor entertaining.





To view this property please contact Connells on

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38 New Union Street
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EPC Rating: Council Tax
Awaited Band: C

view this property online [connells.co.uk/Property/COV324002](https://www.connells.co.uk/Property/COV324002)

Tenure: Freehold



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