



 **3**  
Bedrooms

 **2**  
Bathrooms





## 3-BED TERRACED HOME IN TILE HILL (CV4) – READY TO MOVE INTO AND AN IDEAL FIRST-TIME BUY OR INVESTMENT

Situated in the popular Tile Hill area of Coventry, this three-bedroom non-standard construction (concrete build) terraced home offers spacious and well-balanced accommodation throughout. Vacant and ready to move into, the property features a generous open-plan kitchen, a large rear living room with patio doors opening onto a well-maintained and private garden, three double bedrooms and a ground-floor WC. Tucked away in a quiet position while remaining close to local amenities, schools and transport links, the property is ideally suited to first-time buyers or investors.

### Key Features

- Three double bedroom terraced property located in Tile Hill (CV4)
- Kitchen with ample worktop space and spacious rear living room with patio doors
- Ground-floor WC and family bathroom with bath and overhead shower
- Well-maintained private rear garden with decking and mature trees to the rear
- Non-standard construction (concrete build)
- Vacant and ready to move into | EPC: D | Council Tax: A

### Description

This well-presented terraced home offers comfortable and practical living space throughout. Upon entering the property, the entrance hallway provides access to a convenient ground-floor WC and a bright open-plan kitchen, which offers ample worktop space and storage, making it ideal for everyday use.

To the rear, the property benefits from a spacious living room with plenty of room for both seating and dining furniture. Patio doors open directly onto the rear garden, allowing for excellent natural light and a strong connection to the outdoor space.

Upstairs, the property comprises three well-proportioned double bedrooms, all benefitting from large windows that allow natural light throughout. One of the bedrooms features built-in mirrored wardrobes. The landing is generously sized and includes a useful utility storage cupboard housing the property's boiler. The family bathroom is fitted with a bath and overhead shower.

Externally, the rear garden is well maintained and offers a private and secure outdoor space, featuring a decking area ideal for seating or entertaining. Mature trees to the rear of the garden enhance both privacy and security. The property is tucked away in a quiet position, with on-road parking available nearby.

## **Location Highlights**

Located in Tile Hill CV4, the property benefits from close proximity to a wide range of local amenities, schools and excellent transport links. Frequent bus routes provide easy access to Coventry City Centre, while nearby road links make commuting convenient. The area is popular with families, professionals and investors alike.

## **Why Buy Here?**

This vacant three-bedroom home offers spacious accommodation, three double bedrooms and a private garden in a quiet yet well-connected Tile Hill location. Ready to move into and well maintained throughout, it presents an excellent opportunity for first-time buyers or investors seeking strong rental potential with easy access to amenities, schools and transport links.



Ground Floor



Approximate total area<sup>m</sup>  
465 ft<sup>2</sup>  
43.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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

Address: Coventry, CV4

