








# 1 Bedroom Maisonette

## located on Tile Hill Lane, Coventry

## £125,000

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£125,000

- GROUND-FLOOR MAISONETTE
- DOUBLE BEDROOM WITH FITTED MIRRORED WARDROBE
- OPEN-PLAN LOUNGE AND KITCHEN WITH SPACE FOR A DESK
- CURVED BREAKFAST BAR WITH SEATING FOR TWO
- FRENCH DOORS OPENING ONTO A PAVED PATIO
- BATHROOM WITH SHOWER OVER THE BATH
- TWO BUILT-IN HALL CUPBOARDS
- ALL-ELECTRIC HOME
- ALLOCATED PARKING PLUS VISITOR SPACES
- CLOSE TO CANLEY STATION WITH ROAD LINKS VIA THE A45

GROUND-FLOOR MAISONETTE | PRIVATE ENTRANCE | ONE DOUBLE BEDROOM | FRENCH DOORS TO PATIO | ALLOCATED AND VISITOR PARKING

This one-bedroom ground-floor maisonette at Thornton Court on Tile Hill Lane has its own front door and a bright, open-plan living space. French doors lead directly from the lounge onto a paved patio with room for a table and chairs overlooking the lawn.

The entrance hall has two built-in cupboards and leads through to the lounge, kitchen and dining area. Wood-effect flooring runs throughout the room, with space for a desk alongside the seating area. A curved breakfast bar seats two and separates the lounge from the kitchen, which has light wood-effect units, an integrated oven, an electric hob and an integrated fridge freezer.

The front-facing double bedroom has a fitted wardrobe with mirrored sliding doors. The bathroom is also accessed from the hall and includes a bath with a shower over, a glass shower screen, a vanity unit and mirrored storage. The maisonette is all-electric and comes with allocated parking, with additional spaces for visitors within the development.

Local convenience shops, Templars Primary School and Canley railway station are nearby. Tile Hill Lane joins the A45 at Fletchamstead Highway, providing a route towards Birmingham Airport and the M42.





## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or



appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



# Tile Hill Lane,  Coventry




Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only

**CONTACT**

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