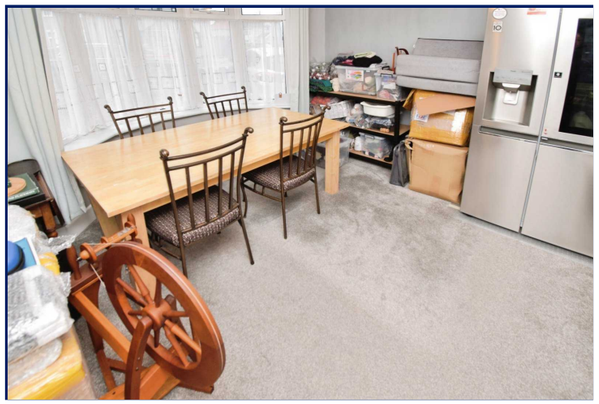
















Ash Tree Avenue, Tile Hill,
Coventry, CV4

Asking Price: £270,000
Freehold

Reeds Rains

reedsrains.co.uk

Ash Tree Avenue, Tile Hill, Coventry, CV4

Asking Price: £270,000 Freehold

Council Tax Band: C
EPC Rating: D

Reeds Rains Estate Agents are delighted to offer this spacious three bedroom semi detached family home, situated in the highly sought after area of Tile Hill. Ideally positioned close to well regarded schools, local amenities and excellent transport links, this property is perfectly suited to families and professionals alike. The accommodation briefly comprises a welcoming entrance hallway, spacious living room, separate dining room, and a fully fitted kitchen. To the first floor are two generous double bedrooms, a further single bedroom, and a modern family shower room.
Externally, the property benefits from an integral garage, driveway providing off road parking for two vehicles, a brick built shed/workshop, and a large private rear garden, offering excellent space for outdoor entertaining and family activities.
Further benefits include gas central heating and double glazing throughout.
Early viewing is highly recommended to avoid disappointment.
Council Tax Band C. EPC Rating D.

Entrance Hall
Stairs to first floor, under stairs cupboard, doors leading to

Living Room
13'7" x 11'5" (4.14m x 3.48m)
Bay window to front.

Dining Room
11'5" x 11'10" (3.48m x 3.6m)
Window and doors to rear.

Kitchen
11'2" x 7'8" (3.4m x 2.34m)
A range of base and wall units, sink, drawers, working surfaces, space for appliances, side door to inner lobby with doors to garage and rear garden.

Landing
Loft access, doors leading to

Bedroom
14'2" x 9'3" (4.32m x 2.82m)
Fitted Wardrobes, bay window to front.

Bedroom
11' x 11'5" (3.35m x 3.48m)
Window to rear.

Shower Room
Corner shower, w.c., wash basin, window.

Rear Garden
Laid to lawn with patio area, and brick built shed/workshop.

Front
Private driveway for two cars, integrated garage.

The Reeds Rains branch at 15/17 Warwick Row, Coventry, West Midlands CV1 1EX is operated by NSP Properties Limited which is independently owned and operated under a Licence from Reeds Rains Limited. NSP Properties Limited is registered in England within Company Number 06371373. Registered Office: 20 Market Hill, Southam, Coventry CV47 0HF

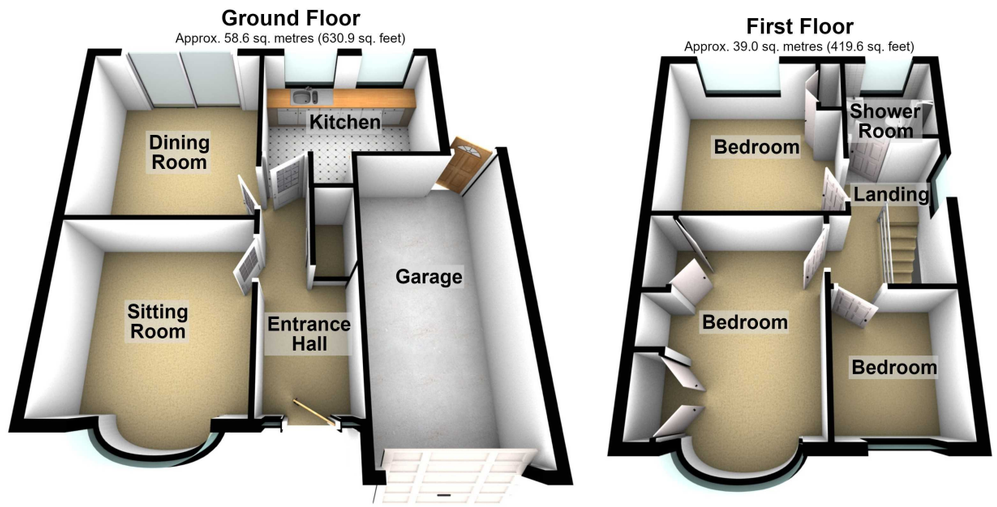
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total area: approx. 97.6 sq. metres (1050.5 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk