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Eastcotes, Tile Hill
Offers in the region of £215,000

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ESTATE AGENTS

Eastcotes, Tile Hill, Coventry

Eastcotes, Coventry, this recently refurbished three-bedroom terrace house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

With three spacious bedrooms, there is ample room for everyone, whether you require a guest room, a home office, or a children's space. The modern bathroom has been thoughtfully designed to cater to your daily needs. The house benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while double glazing enhances energy efficiency and reduces noise from the outside. One of the standout features of this property is the absence of an onward chain, allowing for a smoother and quicker transaction process. This home is ready for you to move in and make it your own. In summary, this delightful terrace house in Eastcotes is a fantastic find, combining modern amenities with a welcoming atmosphere. Don't miss the chance to view this lovely property and envision your future here.

Entrance Hall

Entered via double glazed door.

Lounge 12'6" x 11'2" (3.82 x 3.41)

Kitchen / Dining Room 11'2" x 12'5" (3.42 x 3.80)

An array of base cupboards and drawer with built in oven and hob. Plumbing for an automatic washing machine. Space for a dishwasher. Eye level units. One and a half bowl stainless steel sink unit with mixer tap above. Wall mounted gas central heating boiler that serves domestic hot water and radiators throughout. Extractor fan. Understairs storage area. Dorrاند window to rear.

First Floor Landing

Access to loft Doors to.



Bedroom One 11'4" x 9'4" (3.47 x 2.87)

Radiator. Window to rear.

Bedroom Two 11'3" x 8'2" (3.44 x 2.50)

Radiator. Window to front.

Bedroom Three 9'8" x 7'1" (2.96 x 2.17)

Radiator. Window to front.

Bathroom

Low flush WC. Wash hand basin. Panelled bath with shower over. Window to rear.

Garden

Good size rear garden with patio and fully enclosed by timber fencing. Shrub borders with an open aspect to rear.

Coventry Council

Council House, City, Earl St · 0808 583 4333

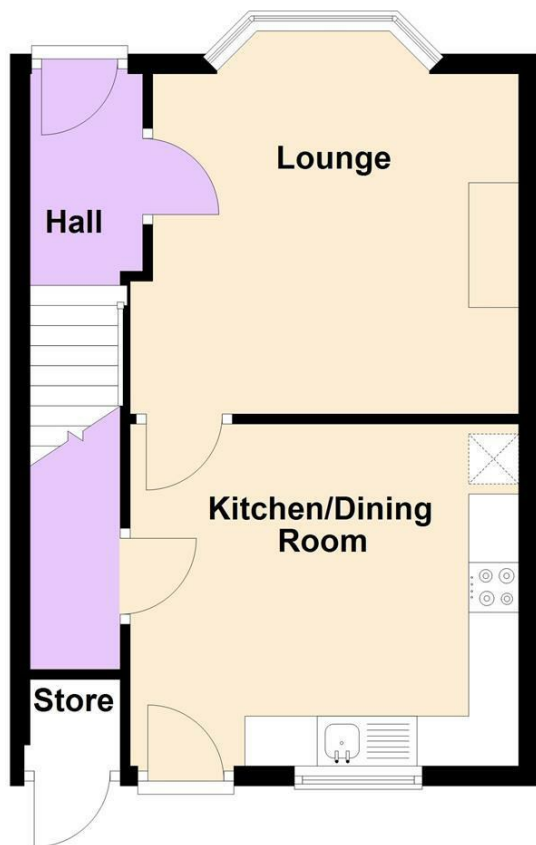
Local Information

Tile Hill is a suburb in the west of Coventry, West Midlands, England. It is mostly residential and partly industrial, with some common land and wooded areas. Tile Hill railway station is located on the West Coast Main Line which links Coventry with London and Birmingham, and is situated at the southwestern border with the city's Canley district and the Metropolitan Borough of Solihull.

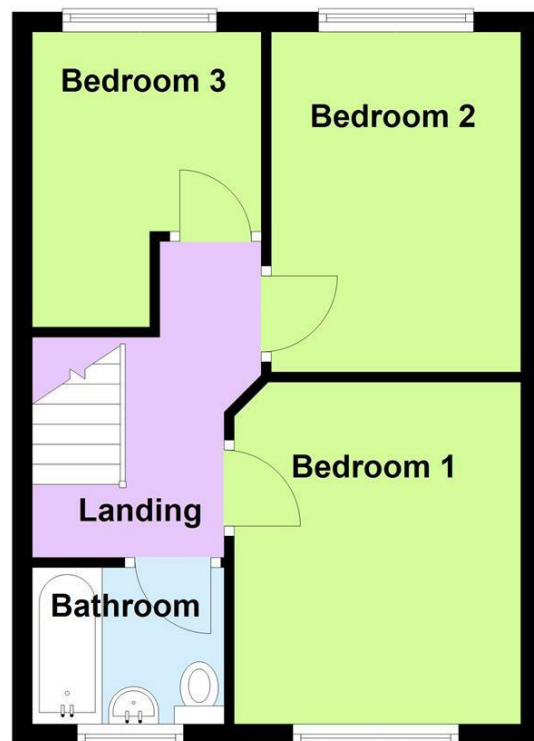




Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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