



20 Timothy Grove, Tile Hill, Coventry, CV4 9BU

Asking Price £250,000



A Much-Improved Double Bayed End of Terrace House

Located in a Quiet Cul-de-sac
Large Detached double Garage

Lounge with media wall
Modern Kitchen/Diner

First Floor Fitted Bathroom suite
Three first floor Bedrooms

Direct access to off road parking to the front
Rear Garden with access to detached garage
Centrally heated and double glazed

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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Accommodation Comprises

Ground Floor

Entrance with Double Glazed door into

Hall

With stairs off to the first floor, understairs storage. Central heating radiator. Doors into Kitchen/Diner and:

Lounge

3.2m (10' 6") approx x 4.0m (13' 1") approx
Media Wall with electric fire. UPVC Double glazed bayed window to the front. Central heating radiator.

Kitchen/Diner

2.3m (7' 7") approx widening to 3.1m (10' 2") (max) approx x 4.8m (15' 9") approx
White gloss style units with ample wall and base units, solid oak worktops over. Sink unit with mixer tap. Integrated dishwasher and washing machine. Built in 4 point induction hob and electric oven and grill. Extractor fan over. Space for fridge freezer. Central heating radiator, Underfloor heating, UPVC Double glazed window to the rear and UPVC double glazed patio doors to the rear garden.

First Floor

Landing

All rooms leading off. Access to the loft area

Bedroom 1

2.7m (8' 10") approx x 4.0m (13' 1") approx (into the bay)
UPVC double glazed bayed window to the front. Central heating radiator.

Bedroom 2

2.3m (7' 7") approx x 3.0m (9' 10") approx
UPVC Double glazed window to the Rear. Central heating radiator

Bedroom 3

2.5m (8' 2") approx x 2.1m (6' 11") approx
UPVC Double glazed window to the front. Central heating radiator



Bathroom

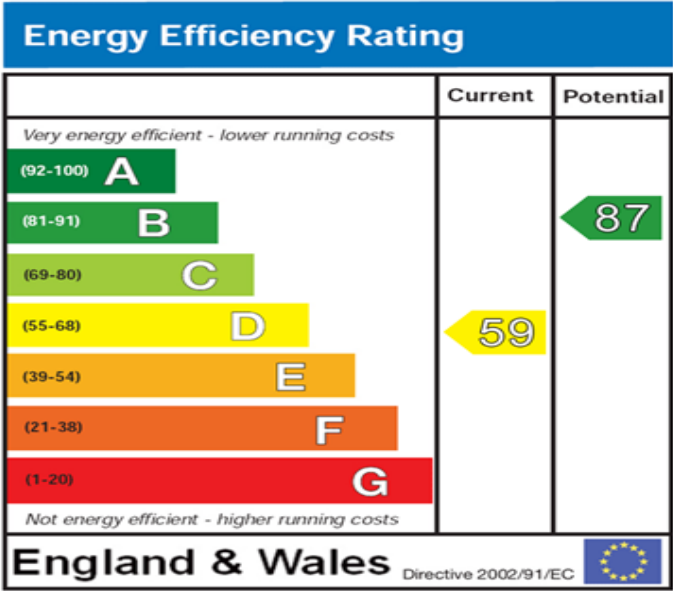
2.4m (7' 10") approx x 1.6m (5' 3")approx min to x 2.0m (6' 7") approx
White suite comprising P'shaped panelled bath with shower over and shower screen. Low level wc. Wash hand basin with tiles beneath and storage space below. Mainly tiled walls. Chrome heated towel rail. Underfloor heating. Single glazed window to the rear.

**Outside
Gardens**

Front Garden: Direct access to block paved driveway with path up and small stoned area.
Rear Garden: Paved patio area with side path up. Laid to lawn area with further patio area.
Access to Double Garage. Wooden bar area. Wooden shed.

Garage

6.4m (20' 12") approx x 4.9m (16' 1") approx
Detached double garage with Up & Over Door with Vehicle Rear Access, Power & Lighting.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

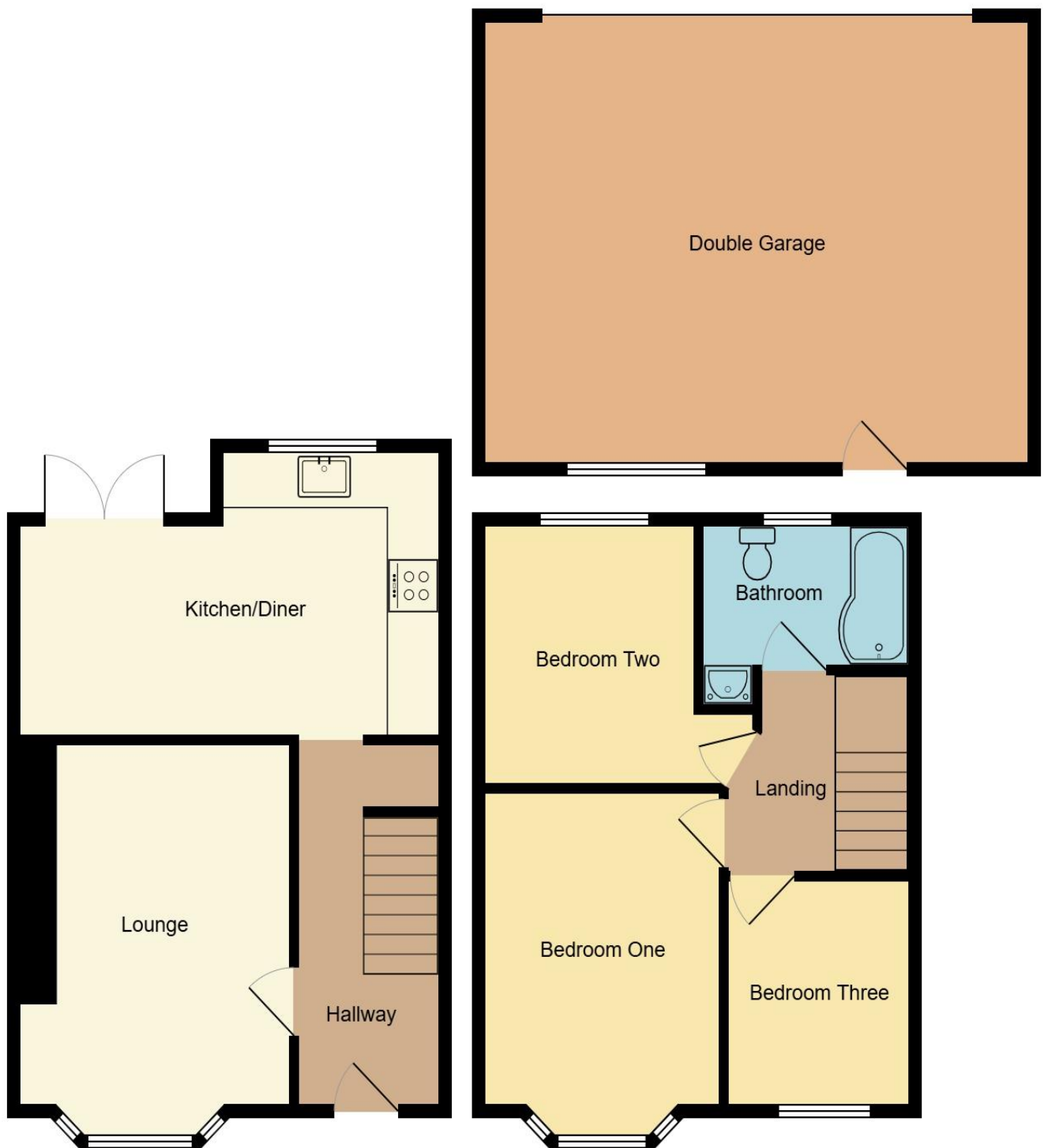
TENURE – FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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