



## 46 Lawley Close, Tile Hill, Coventry, CV4 9EA

Asking Price £215,000



Three Bedroom Link Detached Property  
Close to major road links and local woods

Good Size Lounge

Ground Floor Cloakroom

Fitted Kitchen \* Sun Lounge \*

Master Bedroom with balcony

Bedroom with En-suite shower

First Floor Fitted Bathroom

uPVC Double Glazed & Gas Centrally Heated

Direct Access to off road parking and Garage

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

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

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### Accommodation Comprising

uPVC double glazed door to:

#### Hall

Doors to Cloakroom, Lounge and Kitchen. Stairs off to the first floor. Hardwood block flooring.

#### Cloakroom

Low level wc. Small wall mounted wash hand basin. Storage cupboard. Block flooring.

#### Lounge

12'11 (3.66 M) approx. x 19'2 (5.79 M) approx.

uPVC double glazed window to the front and side. Central heating radiator. Solid block flooring. Door to understairs cupboard.

#### Kitchen

12'10 (3.66 M) approx. x 9'11 (2.74 M) approx.

Fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Tiled splashbacks. Built in gas hob and extractor fan over. Built in electric oven. Plumbing and space for automatic washing machine. Space for fridge/freezer. Further space for two domestic appliances. Laminate floor. uPVC double glazed window to the rear. Door to:

#### Sun Lounge

11'9 (3.35 M) approx. x 7'3 (2.13 M) approx.

uPVC double glazed window to the side. uPVC double glazed French doors to the rear garden.

#### First Floor

##### Landing

All rooms off.

#### Bedroom 1

12'1 (3.66 M) approx. x 11'0 (3.35 M) approx.

uPVC double glazed window to the front. Walk in double and single wardrobes. Central heating radiator. uPVC double glazed French doors out on to Balcony.

#### Bedroom 2

7'2 (2.13 M) approx. x 5'5 (1.52 M) approx.

uPVC double glazed window to the side. Central heating radiator.



### **Bedroom 3**

9'10 (2.74 M) approx. x 9'10 (2.74 M) approx.  
uPVC double glazed window to the rear. Central heating radiator. Overstairs cupboard. Cupboard housing combi boiler. Door to :

### **En Suite Shower Room**

uPVC double glazed window to the side. Walk in shower cubicle, pedestal wash hand basin and low level wc.

### **Bathroom**

Refitted white suite comprising of Jacuzzi bath with shower and screen over, low level wc and pedestal wash hand basin. Fully tiled walls. Heated towel rail. uPVC double glazed window to the side.

### **Exterior**

#### **Gardens**

Front - Direct access drive. Laid to lawn. Rear - Paved Patio then laid to lawn. Shrub borders. Fenced to all sides and across rear. Outside tap. Door to:

#### **Garage**

Direct access from front.

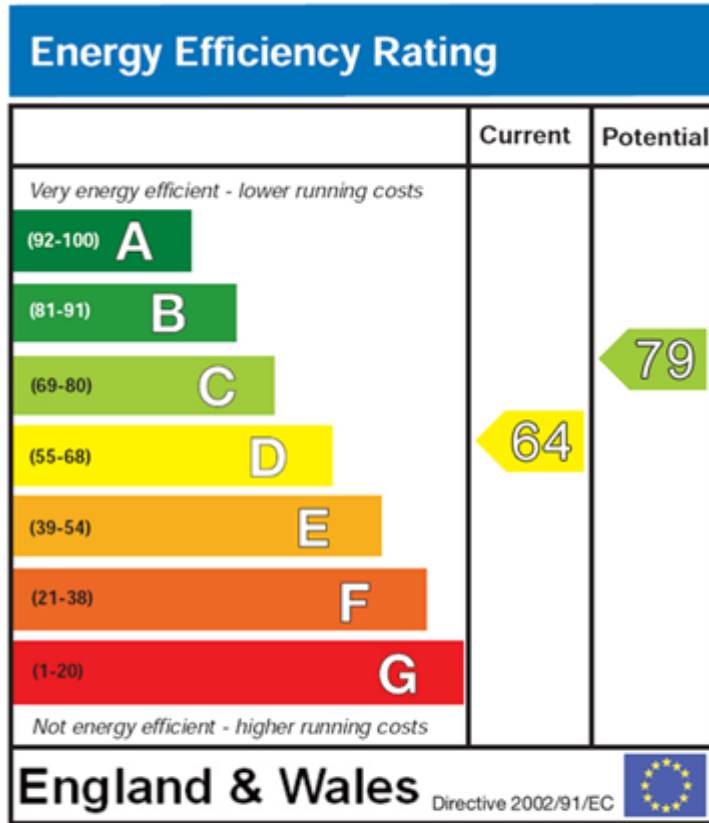
### **AGENTS NOTES**

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**

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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.

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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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