



Tanners Lane, Coventry

Guide Price £350,000





PROPERTY OVERVIEW

This beautifully presented 3 bedroom bungalow is set back from Tanners Lane behind a private driveway providing a convenient edge of town location with the benefit of being quietly located well away from the road itself.

The property is exceptionally well maintained having the benefit of a Baxi Combination boiler installed approximately one year ago. The property provides single storey living accommodation that offers; entrance hallway, lounge with wood-burning stove, 3 x double bedrooms (principal with en-suite and walk in wardrobe), modern bathroom, fitted kitchen which is open plan to the stunning conservatory (with recently fitted warm roof) providing enough space for dining table and separate seating area. Outside the property benefits from driveway parking for multiple vehicles, a large sunny rear garden which is not overlooked and is mainly lawned with decked patio area and two storage sheds.

Viewing is by appointment only with Xact on 01676 534 411.





PROPERTY LOCATION

Tile Hill on the outskirts of Coventry towards Berkswell and offers easy access to Coventry, Birmingham and Solihull with the surrounding villages of Meriden, Berkswell and Balsall Common just a short drive away. The area is also within a short distance of the M6 and M42 providing commuting access to the Midlands motorway network and Tile Hill train station provides routes into Birmingham, Coventry and London Euston.

The property is located down a private driveway opposite the entrance to Floyds Field car park.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Bungalow
- Well Presented Throughout
- En-Suite Principal Bedroom
- Open Planing Kitchen / Conservatory
- Lounge with Wood Burning Stove
- Large Sunny Rear Garden
- Peacefully Located Down a Private Driveway
- Off Road Parking for Several Vehicles





ENTRANCE HALLWAY

LOUNGE

16' 2" x 12' 0" (4.93m x 3.66m)

PRINCIPAL BEDROOM

12' 2" x 11' 3" (3.70m x 3.42m)

EN-SUITE

6' 9" x 4' 6" (2.06m x 1.36m)

WALK IN WARDROBE

BEDROOM TWO

11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM THREE

11' 11" x 8' 4" (3.64m x 2.54m)

BATHROOM

8' 1" x 5' 7" (2.46m x 1.71m)

KITCHEN

12' 1" x 7' 10" (3.69m x 2.38m)

CONSERVATORY

17' 3" x 12' 2" (5.27m x 3.70m)

TOTAL SQUARE FOOTAGE

Total floor area: 99.0 sq.m. = 1065 sq.ft. approx.

OUTSIDE THE PROPERTY

LARGE SOUTH EAST REAR GARDEN

TWO STORAGE SHEDS





ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings and two garden sheds.

ADDITIONAL INFORMATION

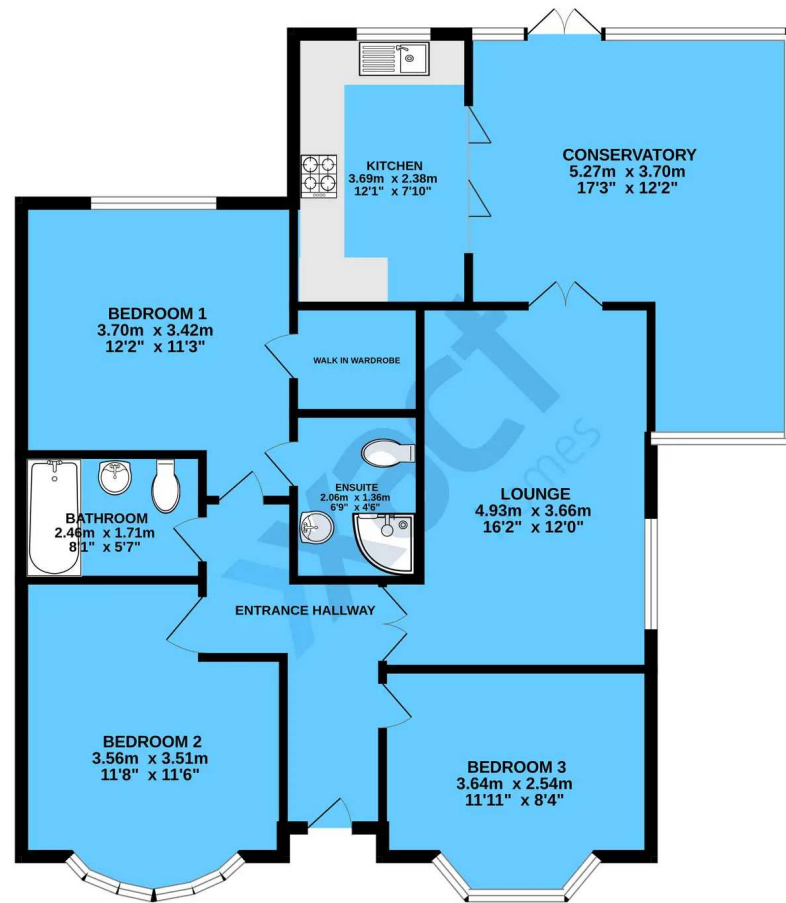
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - partially boarded with lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
99.0 sq.m. (1065 sq.ft.) approx.



TOTAL FLOOR AREA : 99.0 sq.m. (1065 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

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