



- ♥ TWO DOUBLE BEDROOMS
- ♥ LOUNGE
- ♥ KITCHEN & LEAN-TO
- ♥ TWO TOILETS

£169,950

98 Middlecotes, Tile Hill, Coventry, CV4 9AZ

DESCRIPTION *NO CHAIN** TWO DOUBLE BEDROOMS** TWO TOILETS**CORNER PLOT**GARAGE Benburys are pleased to present this double bayed end terraced family home. The property comprises of a lounge, kitchen, lean-to & downstairs WC, two double bedrooms and a family bathroom.. This property benefits from spacious gardens to the front and rear of the property, garage, double glazed windows and gas central heating.



Property Description

LOUNGE 10' 11" x 10' 8" (3.346m x 3.261m) Having carpeted flooring, double glazed bay window, central heating radiator and decorative gas fire place.

KITCHEN 14' 1" x 10' 5" (4.306m x 3.182m) Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, space for cooker and washing machine. Lino to flooring and window to rear access and door to downstairs WC and lean-to

DOWNSTAIRS WC Fitted with white low level toilet and matching sink, fully tiled walls and flooring, single glazed window to the rear aspect.

BEDROOM ONE 10' 11" x 8' 11" (3.337m x 2.730m) This good size double room has fitted wardrobes central heating radiator, carpet flooring and double glazed bay window overlooking the front aspect of the property.

BEDROOM TWO 8' 11" x 8' 4" (2.736m x 2.554m) Another double room featuring adequate space for wardrobes and units with central heating radiator, carpet to flooring, central heating Worcester boiler and double glazed window overlooking the rear aspect of the property.

BATHROOM 5' 2" x 6' 2" (1.598m x 1.887m) Corner shower cubicle with combination shower, low level WC and wash hand basin, central heated towel rail. Tiling to walls and flooring. Double glazed window to rear aspect

REAR ASPECT To the rear is an enclosed low maintenance spacious garden with some shrub borders, side gate access, shed garage and outhouse.

GARAGE Panel built garage with double doors





ADDITIONAL NOTES ADDITIONAL INFORMATION Council tax band A - £ 1,456.96 PA
Property is of standard construction
Mains - Gas, Electric & Water Supply
Gas central heating

Mobile Coverage

EE
Vodafone
Three
O2

Flood Risk
Very low

Rights and Restrictions - non known

LOCATION Location

Situated just off Tile Hill Lane to the west of the A45 this property sits to the left hand side before Standard Avenue is reached.

A popular area with families, investors and couples the property sits within easy reach of local amenities as well as The University of Warwick and many larger local employers.

Good schooling, including Finham Park 2 Secondary School, are found within walking distance.

AGENTS NOTES 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.

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: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

VIEWINGS We would be delighted to show you around this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements