



Empire Road, Tile Hill, Coventry CV4 9LX

Guide Price £236,000



## Empire Road

Tile Hill, Coventry

Extremely spacious four bedroom semi detached family home with conservatory extension, two good living rooms and kitchen. Pleasant gardens and dropped kerb to hardstanding at front. Early inspection advised as no upward chain. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

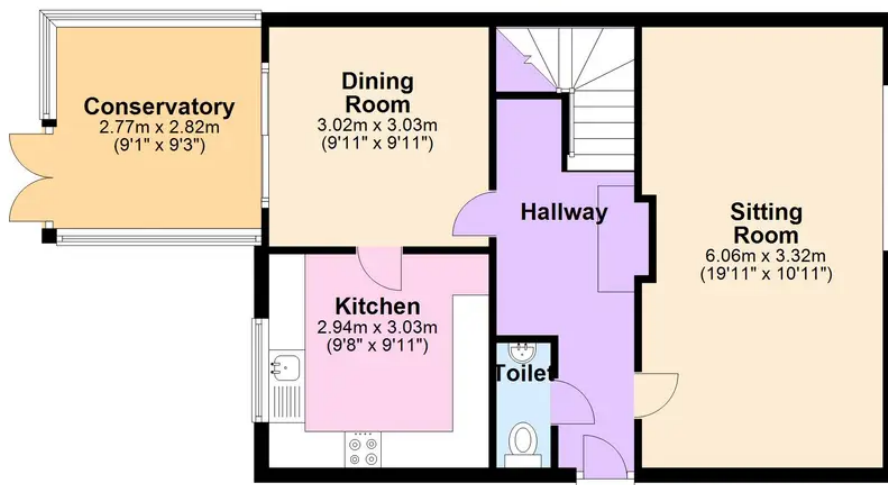
- Semi detached family home
- Two living rooms, conservatory and kitchen
- Four bedrooms and bathroom
- Gas central heating
- Off road parking
- No upward chain





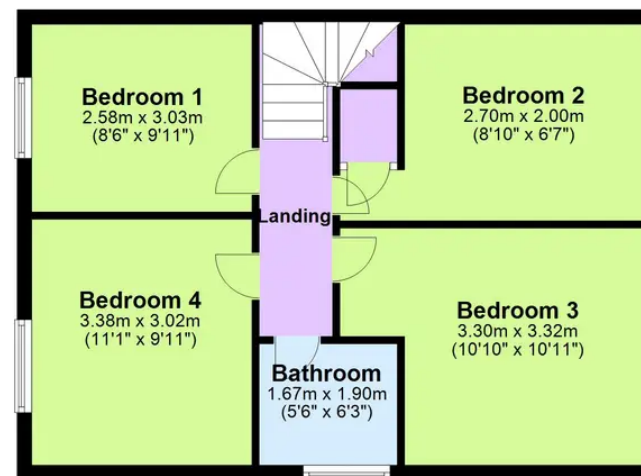
### Ground Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



### First Floor

Approx. 51.2 sq. metres (551.4 sq. feet)



Total area: approx. 110.5 sq. metres (1189.7 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

# Coopers Estate Agents

Coopers, 22 New Union Street - CV1 2HN

024 7655 2841 • sales@coopersestateagents.com • www.coopersestateagents.com/

Coopers Chartered Surveyors Ltd, 22 New Union Street, Coventry, West Midlands  
CV1 2HN, 024 7655 2841, sales@coopers-cov.com. Company Registration  
Number: 6725089 / VAT number: 940 3555 34