



## 11a, Lime Tree Avenue, Tile Hill, Coventry, CV4 9EY

Asking Price £240,000



Three Bedroom Semi-detached House

Corner Plot

Separate Lounge

Kitchen/Diner

Three Bedrooms and a First Floor Bathroom

Immaculate Gardens

Driveway with Ample parking

UPVC Double Glazing

Gas Central heating

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### Entrance

Composite door into hallway with the kitchen and:

### Lounge

3.8m (12' 6") x 3.8m (12' 6") (into bay)

Central heating radiator, UPVC Double glazed bay window to the front, gas fire.



### Kitchen/Diner

*Kitchen and Dining Area 2.8m (9' 2") approx widening to 4.5m (14' 9") approx x 3.8m (12' 6") approx*

Ample Cream fitted wall and base units, integrated Fridge/Freezer, built in electric oven, Four point gas hob with extractor hood over, single drainer stainless steel sink unit with mixer tap, built in automatic washing machine, UPVC Double glazed French doors and UPVC Double glazed window to the rear, Central heating radiator, Understairs storage, stairs off to the first floor.



### Landing

Large landing with all bedrooms and bathroom off:

### Bedroom One

3.2m (10' 6") x 3.3m (10' 10")

UPVC Double glazed window to the front and side, central heating radiator.

### Bedroom Two

3.2m (10' 6") x 2.7m (8' 10")

UPVC Double glazed window to the rear, over stairs cupboard, central heating radiator.



### Bedroom Three

1.6m (5' 3") x 3.2m (10' 6")

UPVC Double glazed window to the rear, Central heating radiator.



### Bathroom

White suite, low level WC, pedestal hand wash basin, panelled bath with shower and screen over, chrome towel rail, UPVC Double glazed window to the rear.

### Front

Direct Access to a large block paved drive with ample parking, fenced to the side with pedestrian access to the rear garden.

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### Rear

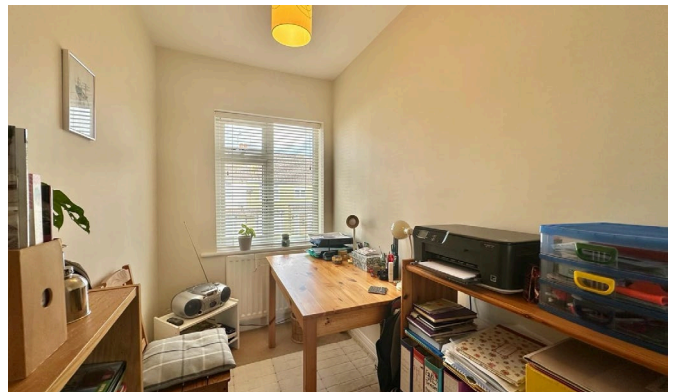
Slabbed patio area with a path leading around to the side garden, mostly laid to lawn with flower borders with stone paths, Fenced to all sides.

### 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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