



Tremelay Drive, Tile Hill
Asking Price £235,000

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Tremelay Drive, Tile Hill, Coventry

This three bedroom property is offered for sale with no upward chain. The property is located in the west of the city within reach of the A45. The property is also ideally located for the University of Warwick and Tile Hill Train Station.

The property has three double bedrooms, two bathrooms and a ground floor W.C. On the ground floor there is a large kitchen with space for a dining table, a conservatory and a separate reception room.

On the first floor the lounge runs the full width of the property with views over the rear garden. There is also a double bedroom and shower room on this floor.

Locate on the second floor is a large master bedroom with En-suite, another double bedroom and a family bathroom.

Reception Room. 11'3 x 8'7" (3.43m x 2.62m)

Located off the hallway, Views to the front of the property via a double glazed window, there is also a gas central heated radiator.

W.C

Located off the hallway, The W.C is finished with a white toilet and wash hand basin.

Kitchen 15'6" x 10'5" (4.72m x 3.18m)

The kitchen has a range of wall and base units. The oven and hob are integrated with an extractor fan overhead. You can also access the conservatory on the rear of the property

Conservatory 9'8" x 9'8 (2.95m x 2.95m)

The conservatory has tiled flooring and double doors that access the garden.

Living room 10'7" x 15'7 (3.23m x 4.75m)

The living room is located on the first floor running across the rear of the property. The flooring is carpet and there are is a Juliet style balcony via double doors.



Bathroom 4'7" x 8'7" (1.40m x 2.62m)

Located off the landing on the first floor. The bathroom is accessible via bedroom two and from the landing. The room contains a shower, wash hand basin and toilet.

Bedroom Two 10'8" x 8'8" (3.25m x 2.64m)

Located at the front of the property on the first floor. The bedroom has direct access to the bathroom. A double glazed window unit provides views tot he front of the property.

Bedroom One 12'9" x 11'5" (3.89m x 3.48m)

Located on the second floor. The bedroom has built in storage and access to the en-suite shower room. A double glazed window unit provides views to the front of the property.

Bathroom.

The bathroom is located on the second floor. The flooring is tiled in white with a matching bath, toilet and sink.

Bedroom Two 9'3" x 9'7" (2.82m x 2.92m)

Located on the second floor, the room has carpet flooring and a velux window in the roof.

Viewing

Strictly by appointment only via Complete Estate Agents

Local Authority

Coventry City Council

Tenure

Freehold

Location

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry’s history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city’s main road links.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.



Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

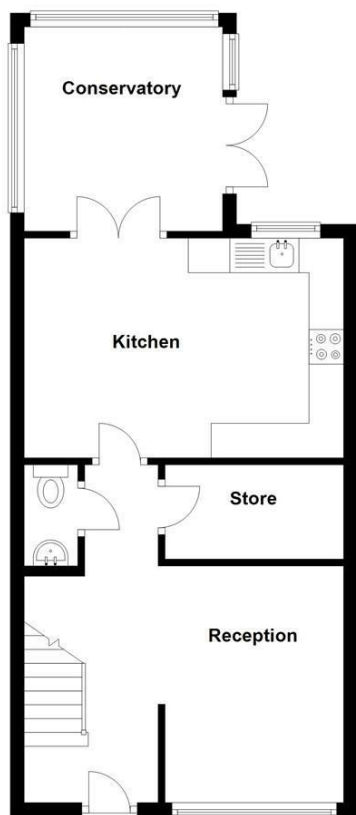
Our solicitors work on a no sale, no fee basis. They work longer



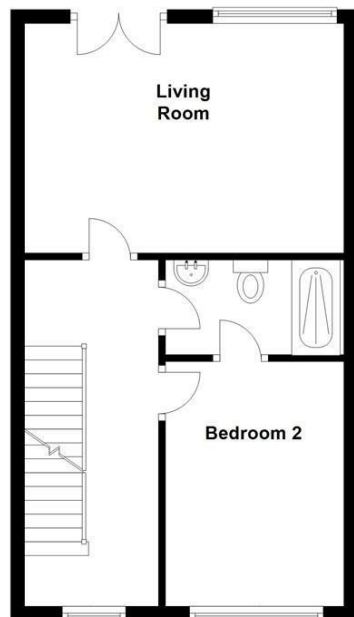
hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.



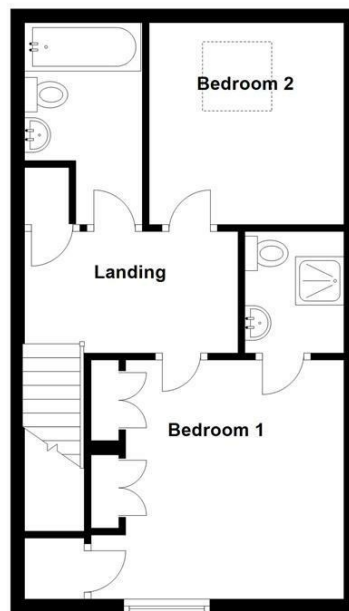
Ground Floor



First Floor



Second Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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