Tile Hill Lane
CV4 9DJ

A BEAUTIFUL SPACIOUS DORMA BUNGALOW SET ON A VERY GENEROUS PLOT OFFERED WITH NO UPWARD CHAIN.

This charming three bedroom detached bungalow is conveniently positioned to the A45, Birmingham Airport, Bus routes and Warwick University.

The ground floor offers a Parque floored entrance hallway with doors leading off to two front double bedrooms with one of the bedrooms having built in wardrobes, a lounge with a feature gas fire place, a family bathroom and a breakfast kitchen/diner with integrated fridge/freezer, oven with electric hob and space for a washing machine.

Off the kitchen you will find a staircase leading up to a further single bedroom.

Outside to the front of the property is a pebbled driveway providing space for up to several vehicles and to the rear is a much larger than average well established garden with a detached garage.
Dimensions

GROUND FLOOR

Entrance Hallway
2.77m x 1.83m

Bedroom One
4.29m x 3.68m

Bedroom Two
4.29m x 3.66m

Lounge
3.91m x 4.11m

Kitchen/Diner
6.78m x 3.28m

Family Bathroom
2.34m x 1.75m

FIRST FLOOR

Bedroom Three
4.83m x 4.55m

OUTSIDE

Garage
5.72m x 2.84m

Workshop
3.84m x 2.01m

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Total area: 1326.50 sq ft

**Floor Plan**

- Ground Floor
  - Entrance Hall
  - Lounge
  - Family Bathroom
  - Kitchen / Dining Room
  - Bedroom 1
  - Bedroom 2
  - Bedroom 3
  - Workshop

- First Floor
  - 3 bedrooms

**Location Map**

- Tile Hill
- Fir Tree Ave
- Elm Tree Ave
- Latchtree Ave
- Limbrick Ave
- Little Tree Ave
- Lichfield St
- Torrington Ave
- Welcome

**EPC**

- Energy Efficiency Rating:
  - Band A
  - Rating: 46
- Environmental Impact CO2 Rating:
  - Band A
  - Rating: 48

**Disclaimer**

- Services: All main services are understood to be available. Prospective purchasers are advised to verify with their legal advisors.
- Fixtures and Fittings: Included unless specifically excluded. Photographs are for illustrative purposes only and are shown in the state in which they were taken.
- Measurements: Any floor plans are for guidance purposes only and are approximate.
- Viewing: By arrangement through Shortland Horne.
- Purchase Procedure: It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
- Money Laundering: We have in place procedures and controls, which are designed to ensure that our firm is compliant with the regulations set out in the Money Laundering, Proceeds of Crime and Terrorist Financing Regulations 2010 and any subsequent legislation or amendments to that legislation.

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