



£315,000

Fir Tree Avenue, Tile Hill, Coventry, CV4 9FR **Extended to rear**

Semi-Detached House | 3 Bedrooms | 1 Bathroom

Benburys
SALES AND LETTINGS

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www.benburys.co.uk



Step Inside

Key Features

- SEMI DETACHED
- MODERN KITCHEN/DINER
- EXTENDED TO THE REAR
- SNUG AREA
- DOWNSTAIRS WC
- UTILITY
- LOFT ROOM
- GARAGE AND DRIVEWAY
- GOOD SIZE GARDEN
- EPC RATING C

Property Description

Benburys are pleased to present this charming semi-detached house in Tile Hill. With three bedrooms, a front reception room, and a beautifully extended kitchen/diner featuring underfloor heating, this property offers a perfect blend of comfort and style.

The extended kitchen/diner is a highlight of this home, boasting bifold doors that open into the garden, seamlessly blending indoor and outdoor living.

This property is designed for convenience, with an integral garage providing ample storage space and off road parking. The downstairs WC and utility area add to the practicality of this lovely home, making daily tasks a breeze.

Located in a desirable area, this house offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to local amenities.

Don't miss the opportunity to make this house your own and enjoy the comfort and convenience it has to offer.

Main Particulars

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Lounge - 3.71m x 3.25m (12'2" x 10'8") -

Kitchen/Diner - 6.78m x 4.95m (22'3" x 16'3") -

Snug Area - 5.44m x 2.62m (17'10" x 8'7") -

Utility Room - 2.67m x 2.31m (8'9" x 7'7") -

Bedroom 1 - 3.93 x 2.87 (12'10" x 9'4") -

Bedroom 2 - 3.09 x 3.04 (10'1" x 9'11") -

Bedroom 3 - 2.33 x 2.02 (7'7" x 6'7") -

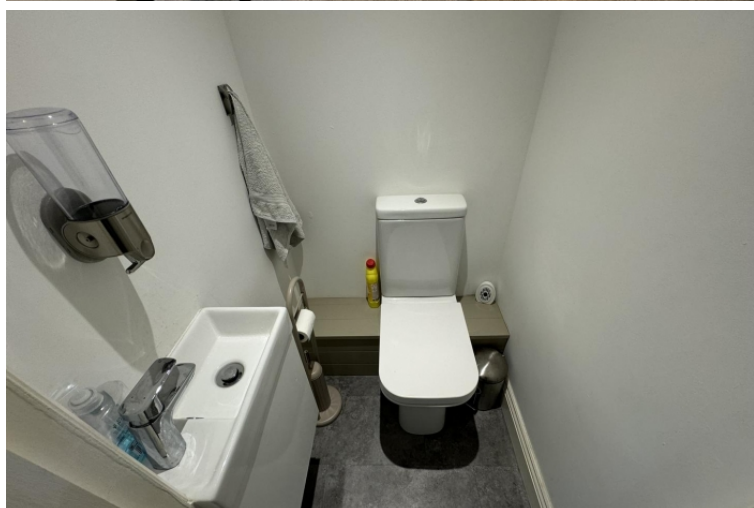
Shower Room

-

Loft Room - 4.41 x 3.93 (14'5" x 12'10") -

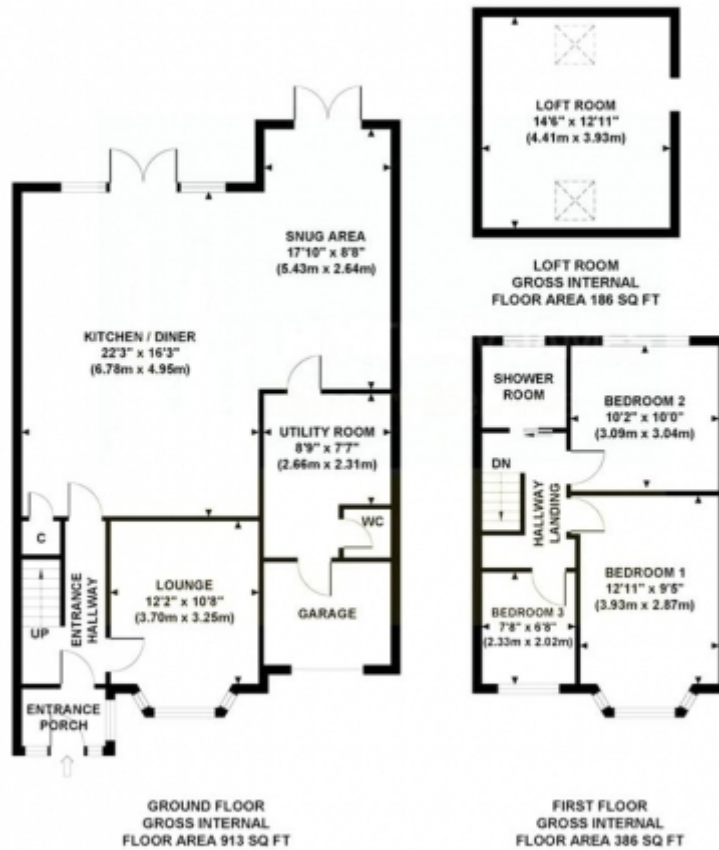
Viewings -

Agency Notes -



FIR TREE AVENUE

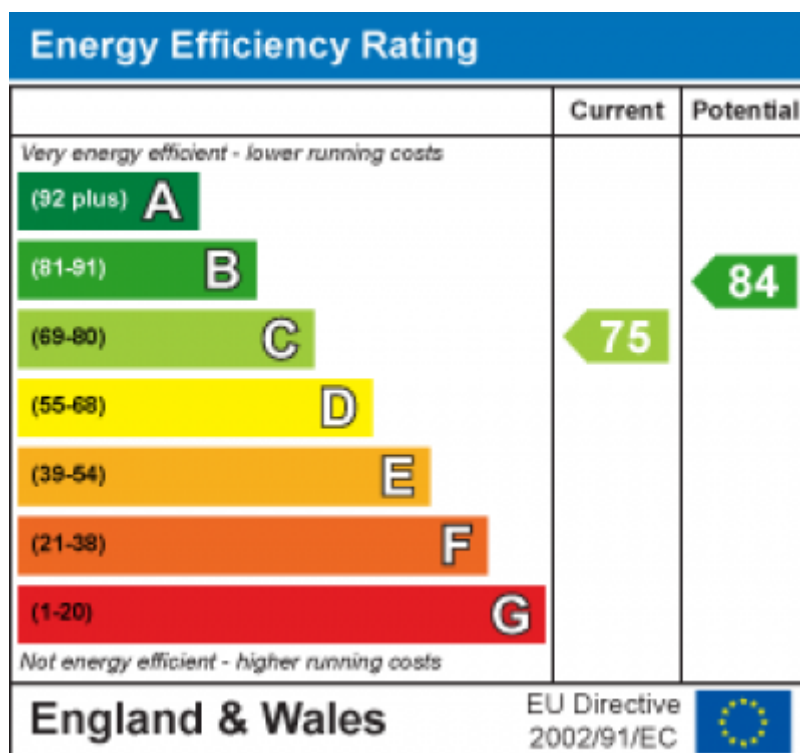
Approximate Gross Internal Area 1485 sq ft / 137.90 sq m



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 7796951 Vat Registration No - 212 8855 07 Registered Office: , 20 Parkville Highway



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