



 **3**  
Bedrooms

 **1**  
Bathroom





**\*\*No onwards Chain\*\*Modern Boiler\*\*** Suttons are proud to offer for sale a spacious three bedroom mid terraced family home located in the popular area of Tile Hill. Just a walk to Tile Hill Train Station, you'll have direct access to major transport hubs, including Birmingham New Street, Birmingham Airport (BHX), Coventry, and London Euston. Whether you commute for work or enjoy weekend getaways, the ease of travel from this location cannot be overstated.

For those who prefer public transportation, the area is well-served by bus routes that connect you to Coventry City Centre and Warwick University. The proximity to Warwick University also makes this property a strong contender for families working in academia.

The surrounding area is brimming with local amenities, including a variety of shops, schools, a pharmacy, and the Merica Business Park. With the A45 nearby, you have convenient access to major road networks, making it easy to explore further afield or commute to surrounding areas. For shopping enthusiasts, the nearby Costco provides bulk shopping opportunities, while local stores cater to day-to-day needs.

Briefly comprising of entrance hallway, modern fitted kitchen with oven, gas hob and space for appliances, a through lounge diner with doors leading to the rear garden. Raising to the first floor there is a fully tiled family bathroom with an electric shower over the bath, two double bedrooms and a spacious single bedroom, with two benefitting from built in storage.

Outside to the front is a lawned garden and to the rear the west facing garden is mainly laid to lawn with an outhouse storage shed with a water and electric supply.

Other features include a new roof, a combi boiler installed in 2019, no onwards chain and potential to extend the property (subject to any necessary planning).

Call the office now to arrange a viewing.

**Good to know:**

EPC Rating D

Internal area - 90 Square Meters / 968 square foot.

Council Tax Band - B - £1,786 pa

If the property was rented we estimate the rental amount will be around £1,100 - £1,050 pcm\*

No onwards chain.

Boiler fitted in 2019 and located in the kitchen.

**Measurements in foot:**

Lounge/Diner - 26.32 x 11.97 (max)

Kitchen - 9.96 x 7.87

Bedroom 1 front - 13.97 x 11.07

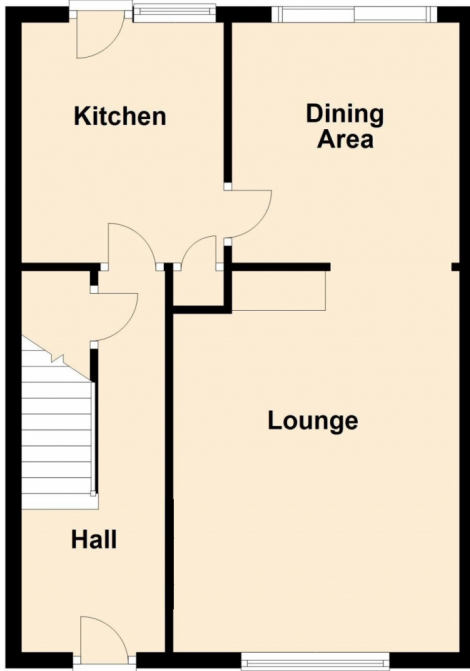
Bedroom 2 rear - 12.20 x 10.44

Bedroom 3 front - 7.10 x 10.32

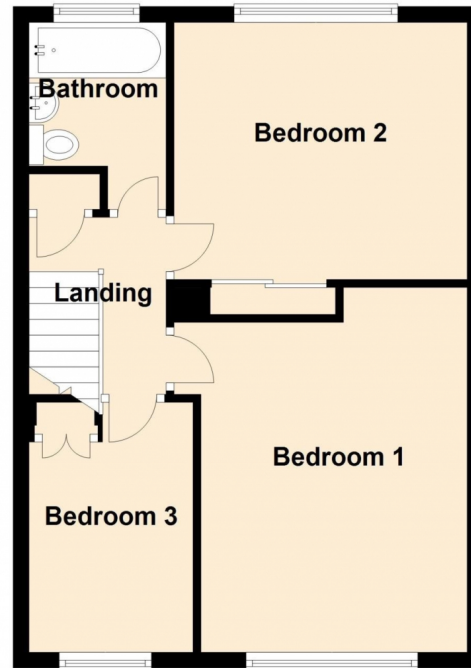
Bathroom - 5.90 x 5.86




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: 32 Templar Avenue, CV4

