



TAILOR MADE
SALES & LETTINGS



Hornbeam Drive

Tile Hill, Coventry, CV4 9UJ

Asking Price £295,000



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this exceptionally presented three bedroom family home in the popular Tile Hill ; an area well served with local amenities and transport links including Tile Hill Train Station.

The property is located on a quiet street in a peaceful neighbourhood, and is a lovely family home.

This large End Terraced has been immaculately kept and much improved by the current owners, briefly comprising :

Entrance Vestibule, Through Lounge Diner, Separate Reception/Dining Room, Modern Kitchen, Downstairs WC and Garage.

To the first floor, there are three good sized Bedrooms, one with an Ensuite, and a Family Bathroom.

There is a low maintenance, large garden to the rear.

Entrance Hallway

Stairs to first floor, door to Through Lounge Diner.

Through Lounge Diner

Large through lounge diner, with feature electric fireplace. Cupboard for storage, double glazing to front elevation and gas central heating.

Reception Room

Brick Built Extension, with dual aspect double glazing. Excellent entertaining space/ separate family room.

Kitchen

Downstairs WC

Part tiled, WC and Sink. Gas central heating.

Garage

Integral Garage accessible via up and over door to the front of property, and door from Kitchen. Potential to convert into Utility Space and Separate Room.

Garden

Master Bedroom

Double glazing to front elevation and gas central heating. Walkway with built in sliding mirrored wardrobes through to larger than average ensuite.

Ensuite

Shower Cubicle with shower head, WC, sink and shelving for storage. Privacy double glazing window to front elevation and gas central heating.

Bedroom Two

Double bedroom, double glazing to rear elevation, gas central heating.

Bedroom Three

Good sized single bedroom, with double glazing to rear elevation.

Bathroom

Part tiled family bathroom, with WC bath with shower over. Privacy double glazed window to rear elevation. Gas central heating.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate

Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

First Floor Landing

Doors to all bedrooms, family bathroom and storage cupboard.



Road Map



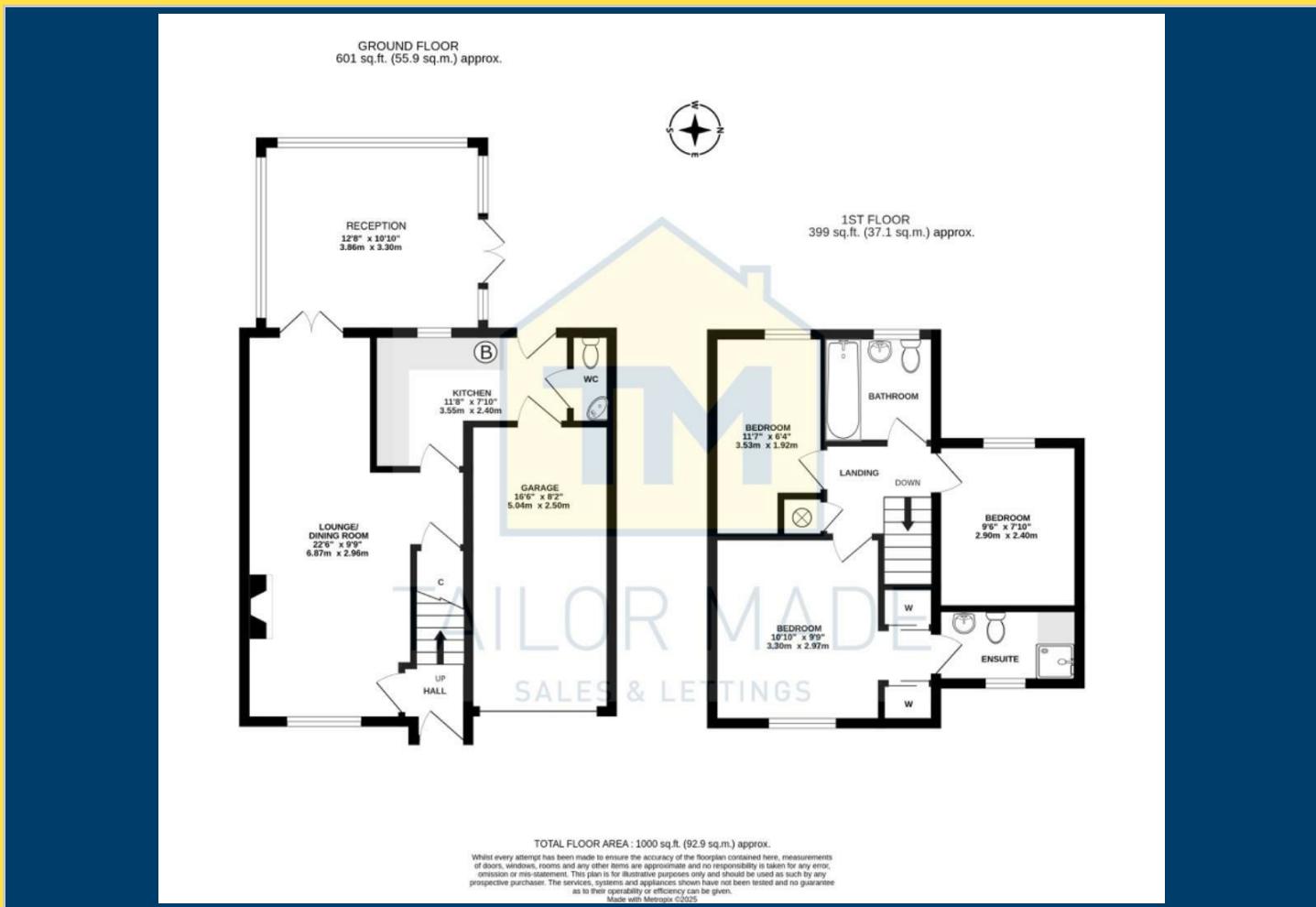
Hybrid Map



Terrain Map



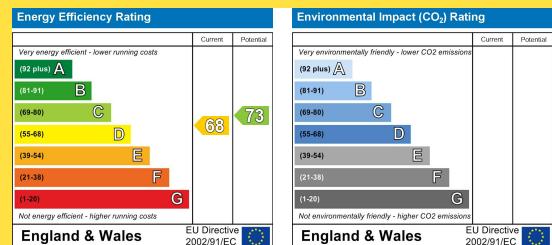
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.