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Joshua Close, Tile Hill, Coventry CV4 9DB  
Offers Over £245,000

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**\*\*NO UPWARD CHAIN\*\*** A spacious four bedroom end terrace family home that is situated in a quite cul-de-sac within walking distance to local amenities and comes with double glazing & central heating throughout. Briefly comprising of internal entrance porch, spacious lounge/diner with feature fireplace and French doors leading to the garden. A fitted kitchen with a good range of wall & base units to include an integrated gas hob and electric oven, separate utility room with access to a downstairs W/C. To the first floor are four bedrooms with the main bedroom having an ensuite shower room with W/C & hand wash and the family bathroom comes with a white suite to include a bath with screen & shower over. Externally there is a small fore garden with driveway and access to garage and to the rear is a good size enclosed garden with patio and lawn. ENERGY RATING C.

### Porch

**3'8" x 4'8" (1.12m x 1.42m)**

Internal porch with laminate flooring

### Kitchen

**9'10" x 9'2" (3.00m x 2.80m)**

Double glazed window to rear with views to garden, good sized kitchen with a range of wood effect wall and base units with integrated gas hob and electric oven and vinyl flooring

### Lounge/Diner

**16'9" x 13'5" (5.11m x 4.10m)**

Double glazed window to front and French doors to rear leading to garden. Spacious open plan lounge/diner with feature fireplace and laminate flooring.

### Utility Room

**5'7" x 4'11" (1.70m x 1.50m)**

UPVC door leading to garden, utility room with work surface.

### Downstairs WC

**3'11" x 4'11" (1.20m x 1.50m)**

Groundfloor W/C with toilet and hand wash basin

### Garage

**17'1" x 7'3" (5.20m x 2.20m)**

Good size garage with Up and over door.

### Bedroom 1

**7'10" x 13'6" (2.40m x 4.12m)**

Two double glazed windows to front, generously sized master bedroom with carpet and ensuite

### En-suite

**5'3" x 6'7" (1.60m x 2.00m)**

Double glazed window to side with privacy glass, part tiled shower room with cubicle and W/C and hand wash basin

### Bedroom 2

**14'1" x 7'2" (4.30m x 2.18m)**

Double glazed window to front, double room with carpet and over stair storage cupboard.

### Bedroom 3

**9'6" x 6'7" (2.90m x 2.00m)**

Double glazed window to rear, bedroom with carpet.

### Bathroom

**5'11" x 6'3" (1.80m x 1.90m)**

Double glazed window to rear with privacy glass. Part tiled family bathroom with white suite to include bath with shower over, W/C and hand wash basin.

### Bedroom 4

**12'2" x 6'7" (3.71m x 2.00m)**

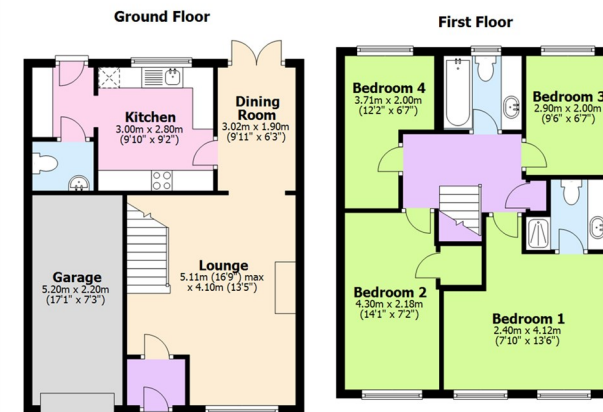
Double glazed window to rear, bedroom with carpet.

### Tenure - Freehold

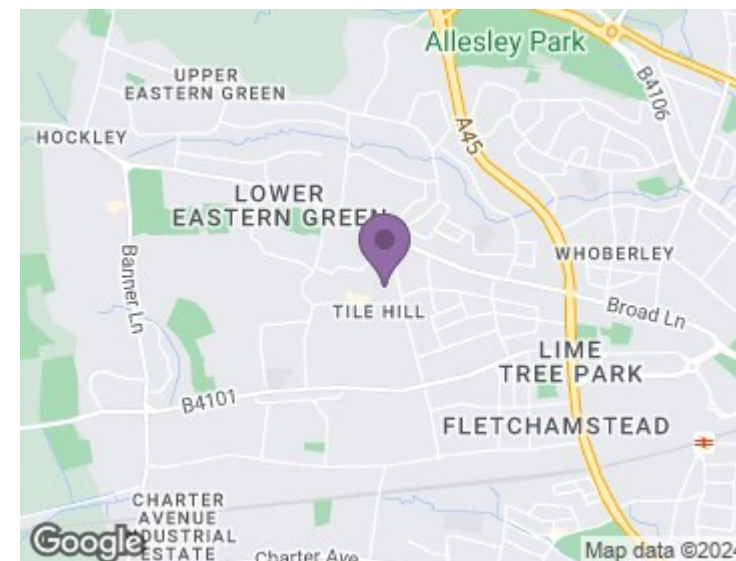
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

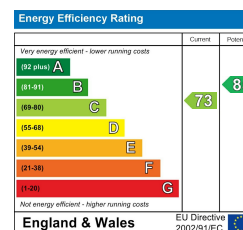


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.



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