



2

Bedrooms



1

Bathroom



TWO-BEDROOM TERRACED HOME – TWO RECEPTION ROOMS – VACANT & NO ONWARD CHAIN

Situated on the popular Tile Hill Lane, this spacious two-bedroom terraced property offers well-proportioned accommodation, two reception rooms and excellent scope for modernisation. Offered vacant with no onward chain, the property would make an ideal first-time purchase, home move or investment opportunity.

Key Features

- Two double-bedroom terraced property
- Two generous reception rooms
- Galley-style fitted kitchen
- Ground-floor family bathroom
- Double patio doors opening onto the rear garden
- Low-maintenance paved rear garden
- On-street parking plus additional parking access to the rear
- Gas boiler installed in 2018 and serviced December 2025
- Electrical certificate completed September 2025 and valid for five years
- Gas safety certificate completed December 2025
- Gas supply to the fireplace in the front reception room has been capped
- EPC Rating: D
- Council Tax Band: A
- Vacant possession with no onward chain

Property Description

The property is approached via an entrance porch, leading into the first of two spacious reception rooms. Positioned at the front of the property, this room offers a bright and versatile living space with plenty of potential to create a comfortable lounge.

The second reception room is equally well proportioned and benefits from useful under-stairs storage. The staircase rises from here to the first floor, while double patio doors provide direct access into the rear garden, allowing plenty of natural light into the room.

A separate doorway leads into the galley-style kitchen, which offers a practical range of worktop and storage space. From the kitchen there is access to the ground-floor family bathroom, fitted with a bath and overhead shower, wash basin and WC.

To the first floor are two generously sized double bedrooms, both offering useful built-in wooden storage.

Externally, the property benefits from a good-sized rear garden which is predominantly paved for ease of maintenance. In addition to on-street parking along Tile Hill Lane, there is further parking access available to the rear of the property via a secure gated entrance.

Location

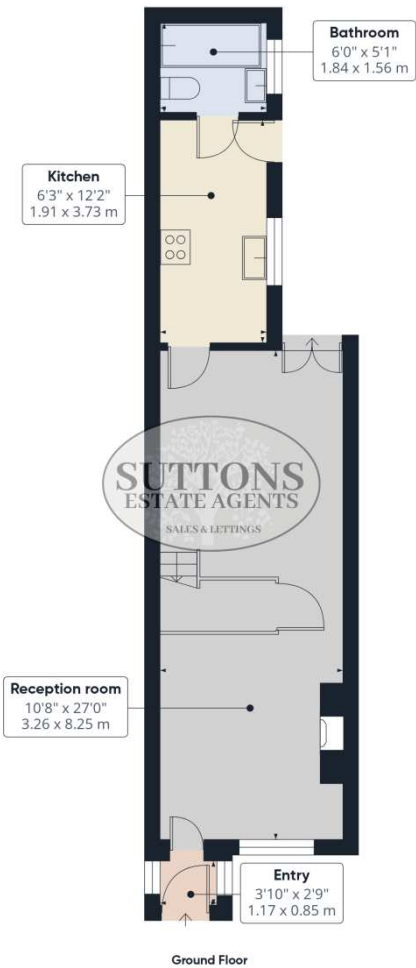
Tile Hill is a popular and well-established residential area of Coventry, offering convenient access to a wide range of local shops, schools, parks and everyday amenities.

Earlsdon, Allesley, Coventry City Centre and the University of Warwick are all within easy reach, while excellent road links including the A45 and A46 provide convenient connections across Coventry and the wider Midlands.

An Excellent Opportunity

Offering two double bedrooms, two reception rooms, a good-sized rear garden and plenty of potential to update and personalise, this property represents an excellent opportunity for buyers looking to create a home to their own taste or investors seeking a well-located property with strong potential.

With vacant possession and no onward chain, the property is ready for its next owner.



Approximate total area^m
409 ft²
38 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Tile Hill Lane, Tile Hill Coventry CV4 9DF

