



Nailcote Avenue, Coventry

Offers Over £385,000





## PROPERTY OVERVIEW

This three bedroom detached bungalow presents an exceptional opportunity for buyers seeking a property with scope for both extension (subject to planning permission) and refurbishment, offered to the market with no onward chain. The spacious accommodation is arranged thoughtfully to provide practical family living, beginning with a welcoming entrance hall that leads to a generous living room, ideal for both relaxing and entertaining. The breakfast kitchen is well-proportioned and offers ample space for informal dining, making it a central hub for every-day life. Two comfortable ground floor bedrooms provide flexible options for family members or guests, while the third bedroom is situated on the first floor, offering privacy and versatility for use as a principal suite, home office or hobby room. The bathroom is conveniently located for easy access from all bedrooms. The property benefits from a garage and driveway parking (providing secure storage and off-road parking for multiple vehicles), and the layout of the bungalow lends itself well to modernisation and potential reconfiguration to suit a variety of lifestyles.





With its well-sized rooms and adaptable footprint, this home is ideal for those looking to create a bespoke living space tailored to their needs. Located in a sought-after residential area with excellent access to local amenities, reputable schools and transport links, this bungalow combines peaceful living with convenience. Whether you are a family seeking a long-term home, a downsizer looking for single-level living or an investor aiming to add value, this property represents a rare chance to acquire a detached bungalow with significant potential in a desirable location. Early viewing is highly recommended to fully appreciate the size, layout and possibilities this property offers.

#### PROPERTY LOCATION

Nestled in the heart of Tile Hill, Nailcote Avenue offers an enviable balance of suburban tranquillity and city connectivity. This sought-after location ideal for families and professionals alike, sitting within the catchment area of well-regarded local schools and just a short distance from the prestigious University of Warwick. Commuters will appreciate the excellent transport links, with Tile Hill Railway Station nearby providing direct routes to Birmingham New Street, Coventry City Centre, and London Euston. For those travelling by car, the A45 and A46 are easily accessible, linking you to the wider West Midlands motorway network.

Council Tax band: D

Tenure: Freehold





- Three Bedroom Detached Bungalow
- No Onward Chain
- Potential to Extend (STPP) and Refurbish
- Breakfast Kitchen
- Generous Living Room
- Two Ground Floor Bedrooms
- Garage & Driveway Parking
- Good Size Rear Garden

#### **ENTRANCE HALL**

#### **LIVING ROOM**

14' 10" x 11' 10" (4.51m x 3.61m)

#### **BREAKFAST KITCHEN**

17' 9" x 10' 10" (5.40m x 3.30m)

#### **BEDROOM ONE**

11' 10" x 11' 4" (3.60m x 3.45m)

#### **BEDROOM TWO**

10' 10" x 9' 10" (3.30m x 3.00m)

#### **BATHROOM**

7' 7" x 6' 3" (2.30m x 1.90m)

#### **FIRST FLOOR**

#### **BEDROOM THREE**

10' 10" x 10' 6" (3.30m x 3.20m)

#### **STORAGE**

12' 8" x 10' 6" (3.86m x 3.20m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

18' 8" x 7' 10" (5.70m x 2.40m)

#### **TOTAL SQUARE FOOTAGE**

115.1 sq.m (1239 sq.ft) approx.

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **WELL MAINTAINED REAR GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, freezer, fridge/freezer, dishwasher, garden shed, greenhouse, all carpets and curtains and some light fittings.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

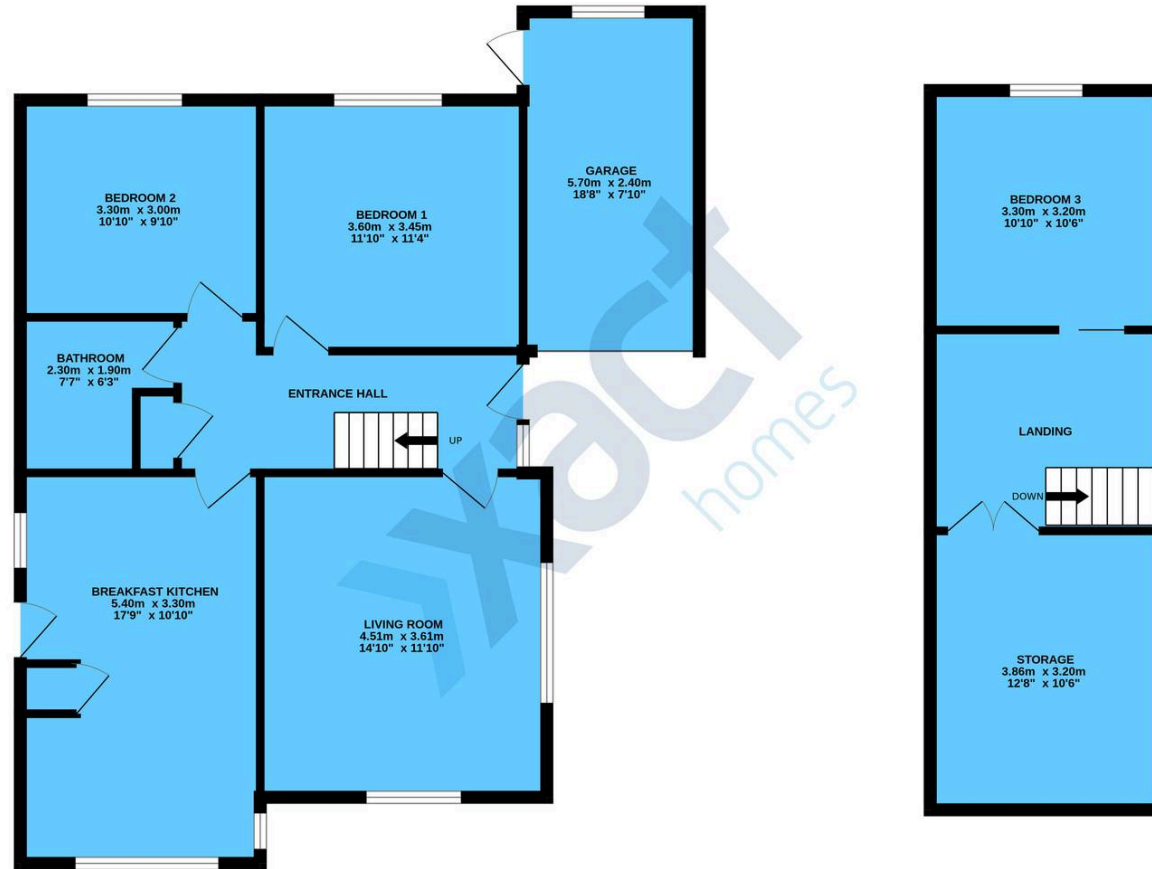
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 115.1 sq.m. (1239 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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