



**Coopers**

7 Blanchfort Close,  
Tile Hill, Coventry

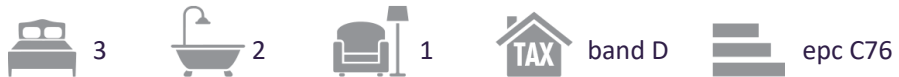




# 7 Blanchfort Close,

Tile Hill, Coventry, CV4 9GX

A very well presented three bedroom mid-terraced home, in a lovely cul-de-sac location close to Tile Hill railway station and with very easy access to the city centre.



A private driveway at the front is easily large enough to park 2 cars. As you enter the front door you step into the hallway, with stairs to the first floor ahead of you and the lounge to your right. The lounge is a good size, with a large front window and handy downstairs storage. To the rear is the large kitchen diner, which has access to the rear garden as well as the downstairs WC. On the first floor are three good sized bedrooms and the family bathroom. Outside to the rear is a lovely lawned garden with a patio area and rear gated access.

- Three bedroom mid-terraced home
- Lovely large living room
- Full width kitchen diner
- Downstairs WC
- Modern décor throughout
- Parking at the front for 2/3 cars

£199,000



Kitchen



Kitchen



Lounge



Bedroom



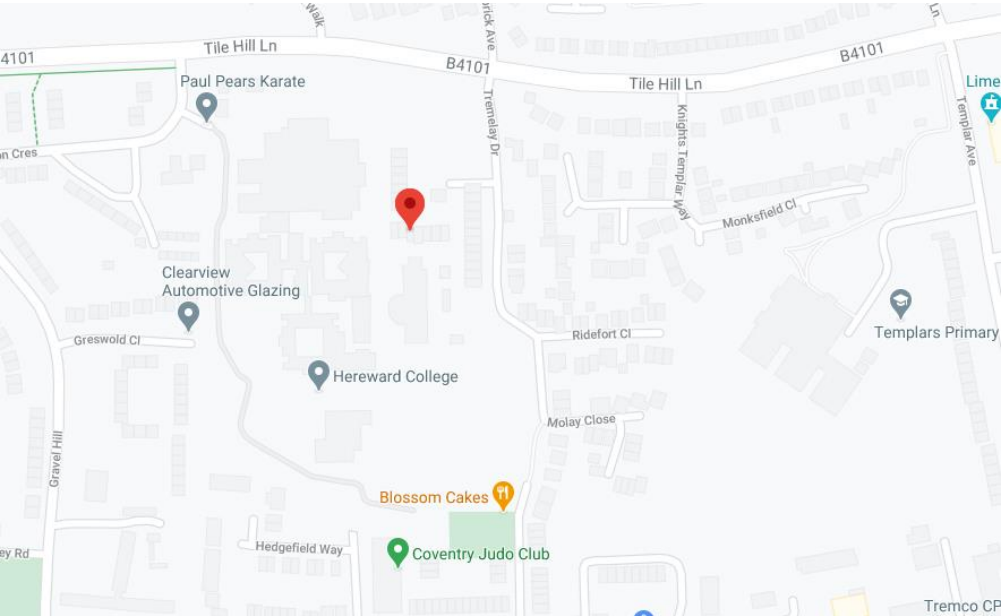
Bedroom



Bedroom



Shower Room



Bathroom



Rear Elevation

**Tenure**  
We are verbally told that this property is Freehold. This will be checked through Solicitors.

**Fittings & Fixtures**  
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

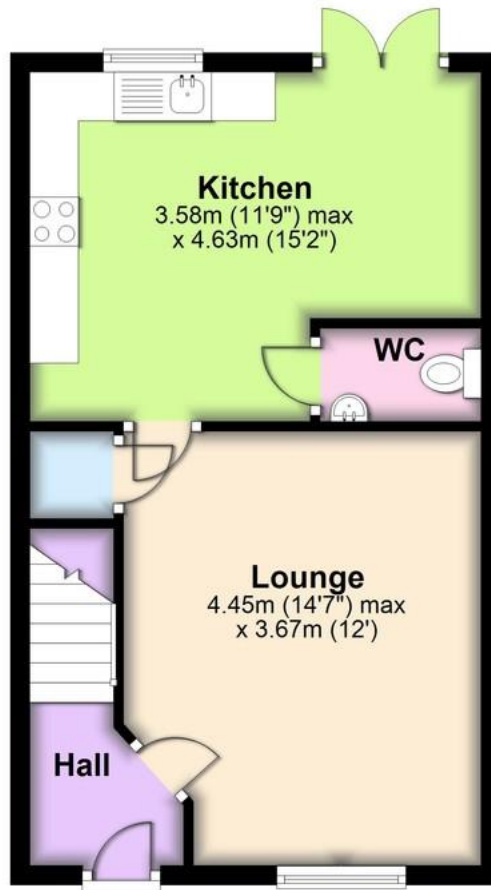
**Council tax**  
According to valuation Office Website enquiries this property is in Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		88
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	76	
G (1-20)		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

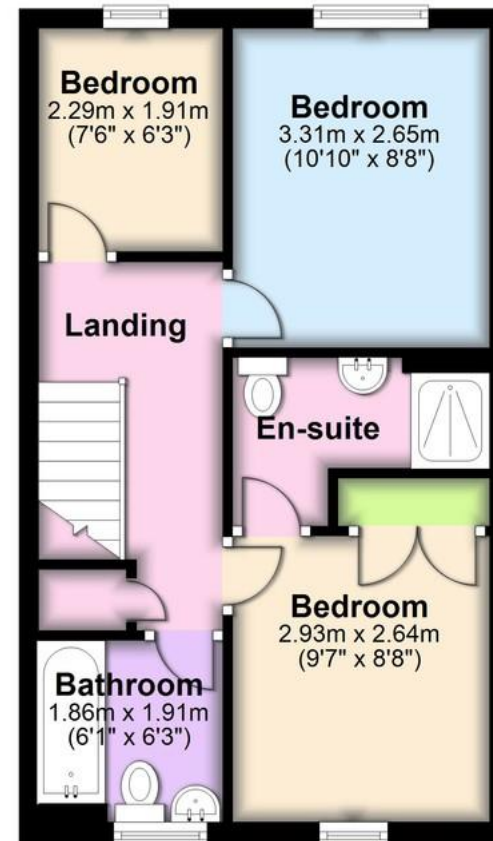
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)		90
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)	78	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		



## Ground Floor



## First Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

22 New Union Street, Coventry, CV1 2HN

**024 7655 2841**

[www.coopersestateagents.com](http://www.coopersestateagents.com)

[sales@coopersestateagents.com](mailto:sales@coopersestateagents.com)

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