



TAILOR MADE

SALES & LETTINGS



## Mellowship Road

Eastern Green, Coventry, CV5 7BY

Offers Over £300,000





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Tailor Made Sales and Lettings are delighted to introduce this largely extended, three bedroom, semi detached dormer bungalow, occupying a superb corner plot in the very desirable location of Eastern Green. A lovely position on the edge of countryside, with great road links, nearby farm shops and excellent local amenities within Eastern Green, including shops, butchers, medical practices and schools.

There is a regular bus service in and out of the city centre, Warwick University and regular service to, nearby Birmingham Airport.

This dormer bungalow is situated on an excellent corner plot with well kept gardens to three sides and the huge benefit of gated side access to valuable and secure off road parking, detached garage and large sheds. The property has a full width rear extension, offering a separate dining room and large kitchen / utility area. The previous owners had also extended into the loft with a further bedroom and scope to add an excellent size en-suite bathroom if required.

The ground floor offers a spacious entrance hallway, modern bathroom with a shower over the bath, WC, wash hand basin and double glazed window. There are two further excellent sized double bedrooms on the ground floor, large through lounge, open plan to the extended dining room and extended fully fitted kitchen and utility area (which could also be knocked through to create a large, social open plan kitchen / diner).

The front and side garden are fairly low maintenance with low wall, mature hedgerow, gated access to the path and into the rear garden. The rear garden is separated into two areas, a large hard standing for secure off-road parking serving three average sized vehicles and two large sheds, plus the detached garage which has power and lighting.

The other half is a well kept rear, private rear garden comprising wrap around patio area, two separate lawns, shale bedding and fence enclosed.

### Full Property Summary

#### Entrance Porch

Double glazed sliding door to the front, door into the entrance hallway

#### Entrance hallway

Doors off to the lounge, kitchen, two bedrooms and bathroom.

#### Lounge

Open plan to the dining room, central heating radiator, stairs to the first floor bedroom.

#### Dining Room

Double glazed sliding patio doors into the garden. Open plan to the lounge.

#### Extended Kitchen / Utility

A full fitted kitchen, comprising a range of wall and base units, laminate counter tops, stainless steel sink drainer, archway between the two and scope to knock through or create separate kitchen and utility area. Space for white goods, double glazed windows to the side and rear elevation, double glazed door to the side elevation.

#### Bedroom Two

A spacious double bedroom with double glazed window to the front elevation, built in wardrobes, and central heating radiator.

#### Bedroom Three

Double glazed window to the front elevation and central heating radiator.

#### Bathroom

Fully tiled ground floor bathroom with white suite, comprising a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

Tel: 024 76939550

### Bedroom One

Located on the first floor with double glazed window to the rear, built in storage and central heating radiator. Across to hallway is a large, boarded roof void which would be ideal to covert into an en-suite bathroom / dressing area.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### 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.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.





Road Map



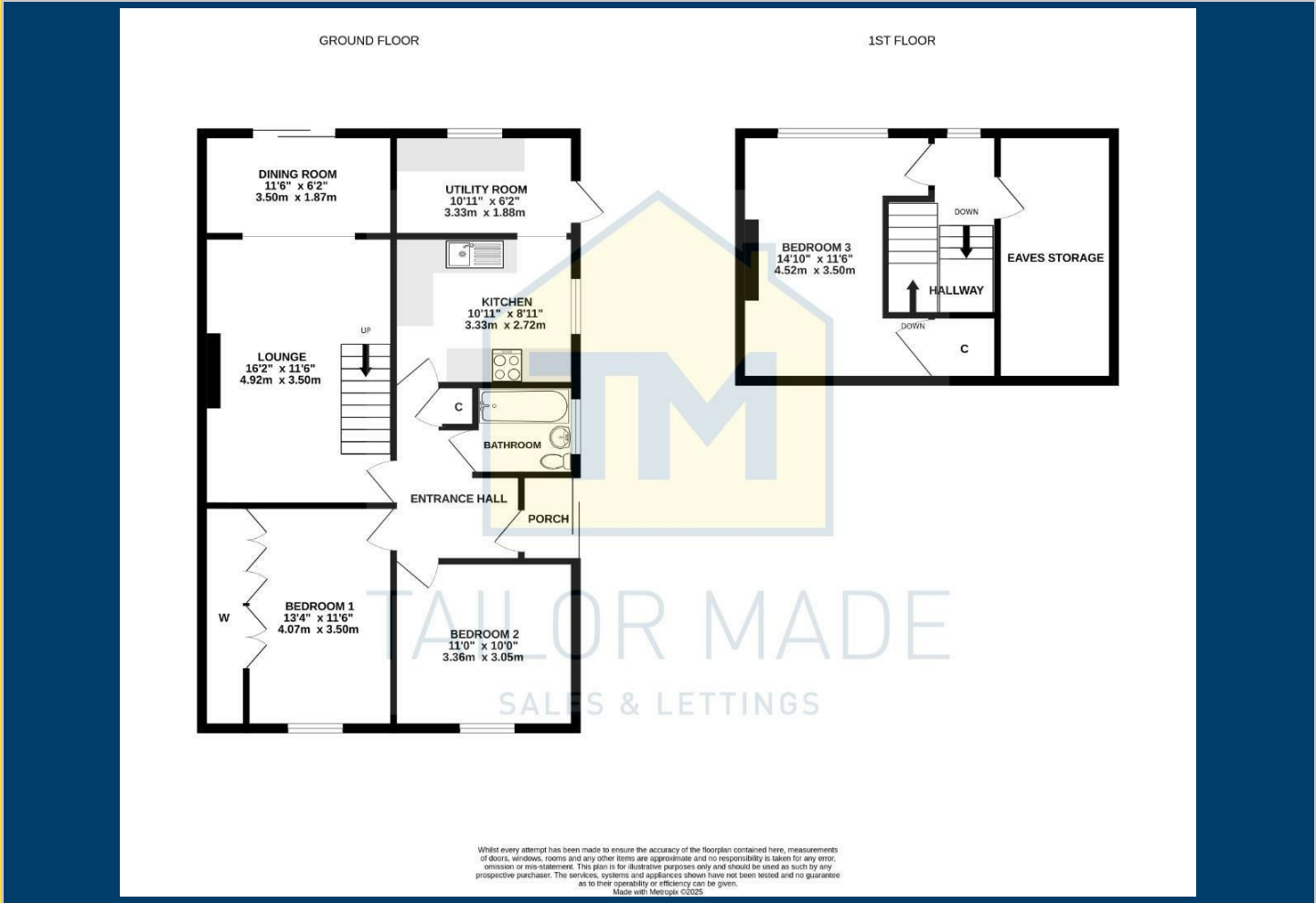
Hybrid Map



Terrain Map



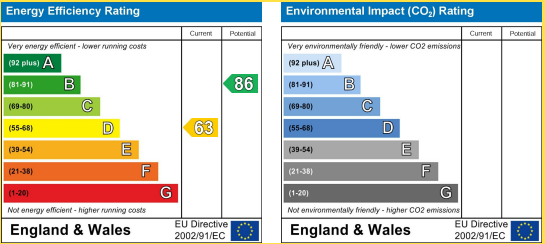
Floor Plan



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.