



TAILOR MADE  
SALES & LETTINGS



## Upper Eastern Green Lane

Eastern Green, Coventry, CV5 7DN

Offers Over £375,000



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Tailor Made Sales and Lettings are delighted to bring to market this excellent, largely extended, four / five bedroom family home, situated in the hugely popular suburb of Eastern Green on the edge of the city. The property has the huge benefit from of a double garden, one small, low maintenance garden off the kitchen and a second excellent size lawned garden, backing onto fields with detached summer house and scope for much more.

The property is being offered for sale with NO ONWARD CHAIN and has off-road parking to the rear and single garage.

The property has been largely extended with ground floor single storey extension to the kitchen and full loft conversion with en-suite shower room and great views to the rear.

The ground floor comprises an entrance hallway, entrance hallway, large through lounge / diner, separate reception room / bedroom five and extended kitchen / diner overlooking the garden.

The first floor comprises a larger than average family bathroom, three good sized double bedrooms and stairs to the second floor master bedroom.

The second floor comprises a full loft conversion, comprising the master bedroom with excellent far reaching views and a modern en-suite shower room.

Full Property Summary

### Porch

Double glazed door into the entrance hallway.

### Entrance Hallway

Doors off to the lounge / diner and downstairs WC

### Cloakroom

WC, wash hand basin and radiator.

### Lounge / Diner

Double glazed window to the front elevation, central heating radiators, wall mounted modern electric fire, door to the family room / bedroom five, glazed window and door into the extended kitchen.

### Family Room / Bedroom Five

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

### Kitchen / Diner

A range of wall and base units, laminate counter tops, four ring electric hob, electric oven, sink drainer, space for white goods, double glazed window and patio doors to the rear, Velux sky lights, dining area and central heating radiator.

### First Floor Landing

Doors off to three first floor bedrooms, the family bathroom and stairs to the second floor master bedroom.

### Bedroom Two

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

### Bedroom Three

Double glazed window to the rear elevation, central heating radiator.

### Bedroom Four

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

### Bathroom

A larger than average family bathroom, comprising a white suite, including a bath with shower over, wash hand basin, WC, airing cupboard, double glazed window and radiator.

### Second Floor Landing

Door to the master bedroom.

### Master Bedroom

Double glazed window to the rear elevation with far

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reaching field views, radiator, eaves storage and door to the en-suite.

### En-Suite

A modern en-suite shower room, comprising a shower enclosure, WC, wash hand basin, radiator and double glazed window.

### 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



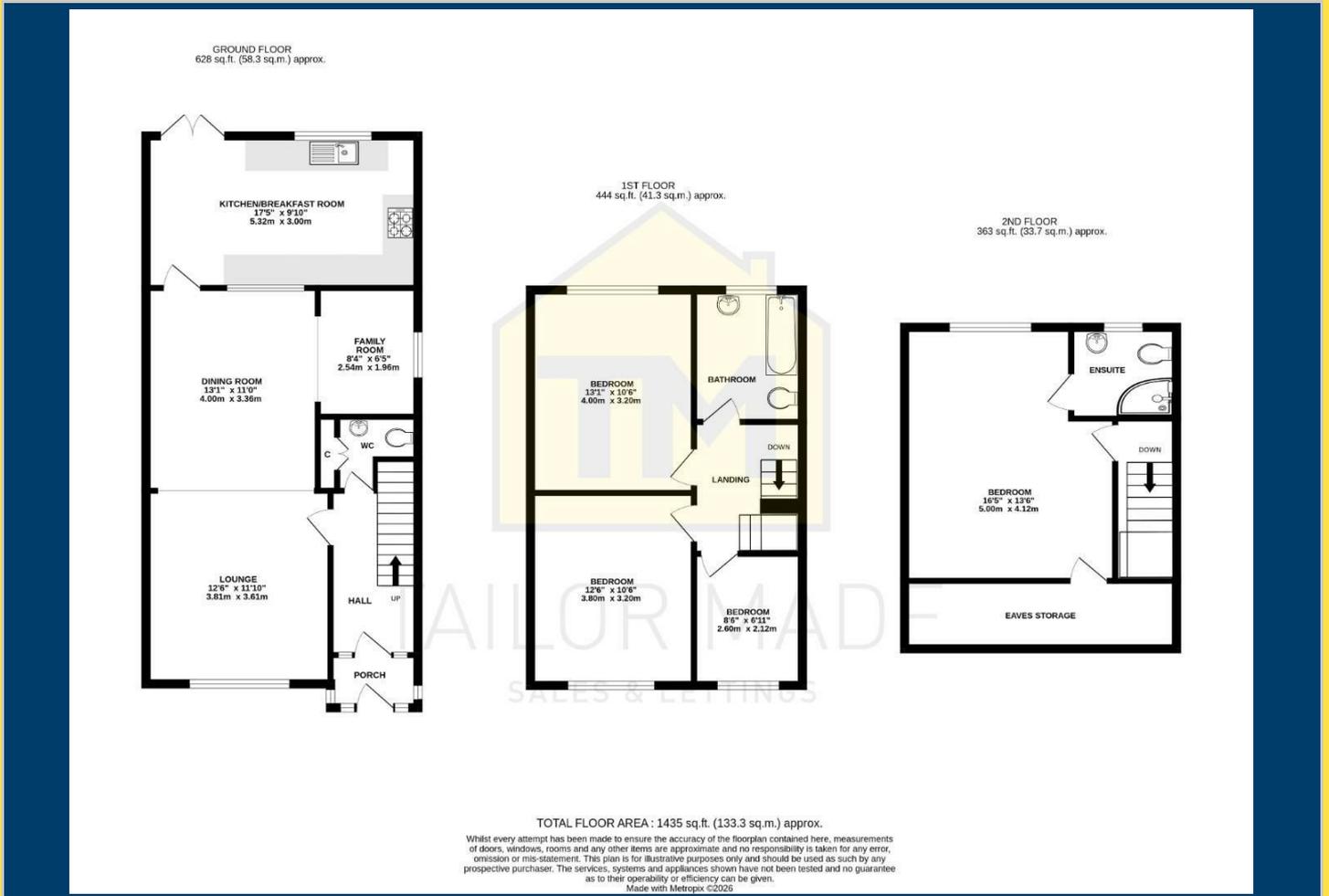
## Hybrid Map



## Terrain Map



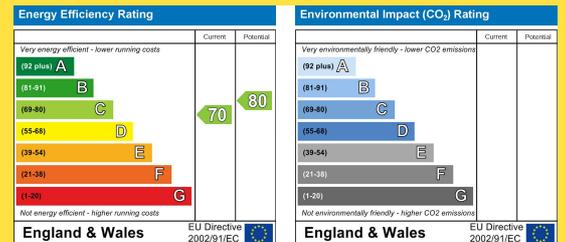
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.