



TAILOR MADE
SALES & LETTINGS



Dennis Davison Place

Bannerbrook Park, Coventry, CV4 9WU

Offers Over £160,000



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Property Summary

Tailor Made Sales and Lettings are delighted to introduce this super modern, first floor two double bedroom apartment in the newest section of Bannerbrook Park on the west side of the city. Perfectly located within easy reach of Warwick University, Tile Hill Rail Station with direct links to central Birmingham and London Euston. On the development is a well respect pub and eatery, suitable for families, large convenience store with bakery, pharmacy and much more.

This property has the huge advantage of two allocated parking space, along with an EV charge point. There is a secure intercom entrance to allow guests access to the property and provide security for the residents. This property is located on the first floor.

Once entering you are greeted with a spacious entrance hallway, with doors off to all principle rooms including a spacious and bright open plan living / dining / kitchen area with french doors, Juliet balcony and an additional floor to ceiling window overlooking the front. The kitchen is equipped with modern, white gloss wall and base units, four ring electric hob, electric oven, stainless steel sink drainer, extractor hood and space for white goods.

Both bedrooms are excellent double rooms, with floor to ceiling windows, there is a zonal heating control system and the master bedroom bedroom benefits from a modern en-suite shower room. The main bathroom off the hallway, offers a white suite including a bath, wash hand basin, WC, radiator and an electric shower could easily be added above the bath.

Communal Entrance

Secure intercom system with stairs leading to the first floor

Entrance Hallway

Doors off to all principle rooms.

Open Plan Kitchen Diner Living Space

Double glazed french doors onto a Juliet balcony, floor to ceiling double glazed window, central heating radiator, ample living and dining area. Open plan modern white gloss kitchen with four ring electric hob, electric oven, extractor hood, stainless steel sink drainer and space for white goods.

Bathroom

A white suite comprising a bath, wash hand basin, WC and radiator.

Bedroom One

Floor to ceiling double glazed window, radiator and door into the en-suite shower room.

Ensuite

Shower enclosure, wash hand basin, WC, radiator and extractor fan.

Bedroom Two

Floor to ceiling double glazed window and central heating radiator.

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.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate

Tel: 024 76939550

Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

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



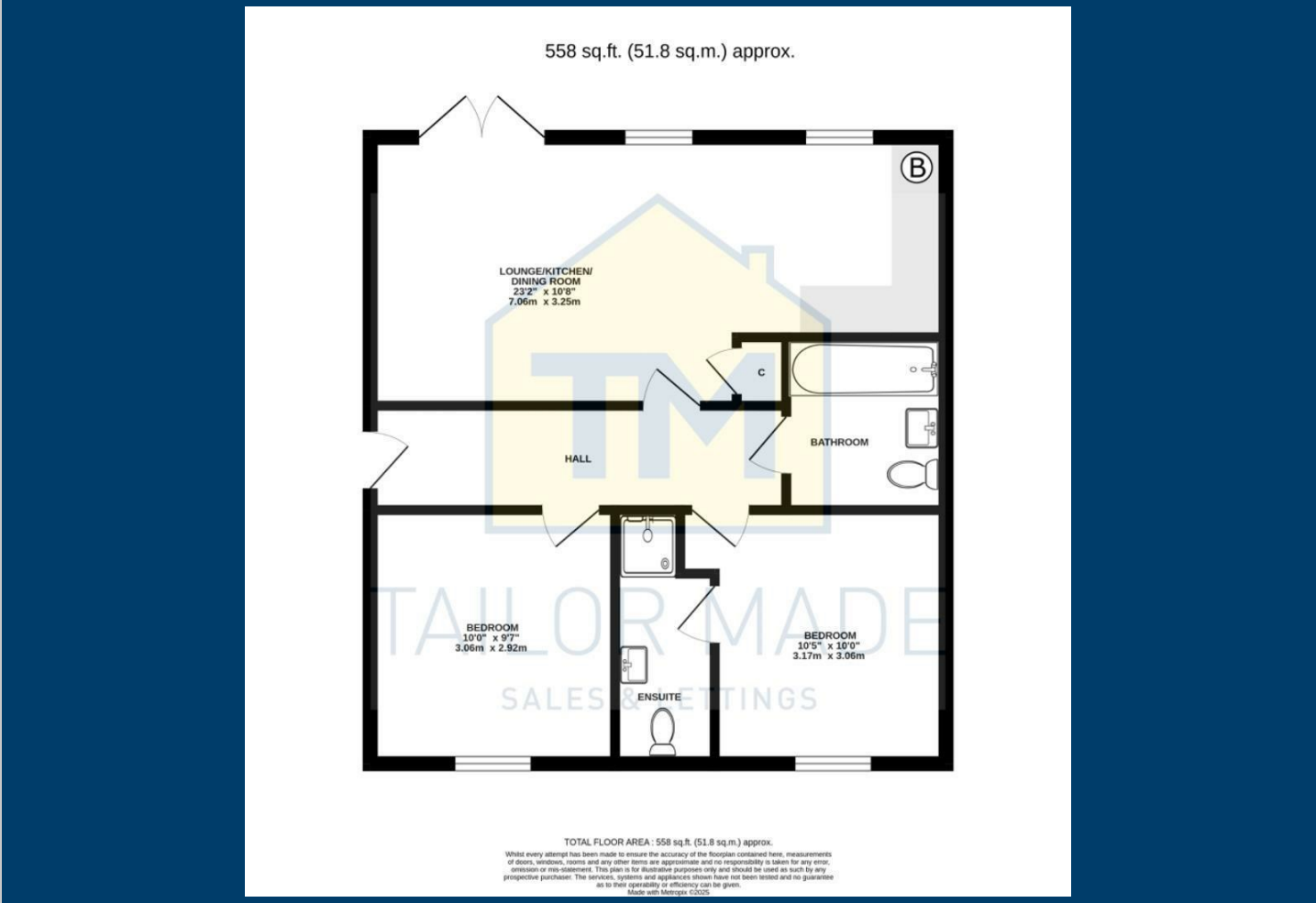
Hybrid Map



Terrain Map



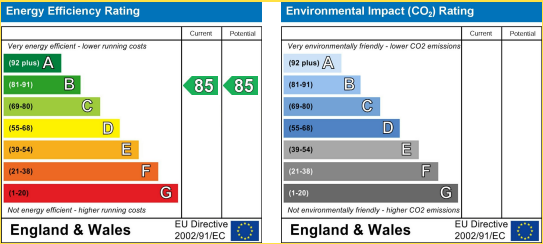
Floor Plan



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.