



TAILOR MADE
SALES & LETTINGS



Old Church Road
, Coventry, CV6 7EB

Asking Price £275,000



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Tailor Made Sales and Lettings are delighted to offer to market for the first time, since being built this excellent three bedroom detached family home, occupying a generous corner plot thought to be constructed around 1995.

The property is well positioned within a popular residential area with a wide range of shops, local amenities, schooling and transport links. The property is in need of modernisation, but offers excellent potential to add your own stamp on this excellent corner plot home, and even potentially extend further subject to appropriate planning consents.

There are good sized gardens to the side and rear, off-road parking to the front and integral single garage with up and over door, which could also be converted into further living accommodation.

The ground floor comprises an entrance porch, entrance hallway, downstairs WC, separate lounge and dining room, fully fitted kitchen, conservatory and utility area.

The first floor offers a family bathroom, equipped with bath, shower over, WC, wash hand basin and double glazed window. Two excellent sized double bedrooms and a good sized single bedroom.

Full Property Summary

Entrance Hallway

Doors off to the WC, lounge, dining room and kitchen. Stairs to the first floor.

Guest Cloakroom

WC, wash hand basin and double glazed window.

Lounge

Double glazed window to the front elevation, radiator, archway into the dining room and gas fire.

Dining room

Double glazed sliding doors into the conservatory and door into the kitchen.

Kitchen

A range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring hob, electric oven, space for washing machine and space for under counter fridge. Double glazed window overlooking the garden, wall mounted Worcester Bosch gas combination boiler, door into the utility area.

Conservatory

Double glazed windows and door to the garden.

First Floor Landing

Doors to all three bedrooms and the family bathroom

Bedroom One

Double glazed window to the front elevation, built in wardrobe and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation, central heating radiator and built in wardrobe.

Bedroom Three

Double glazed window and central heating radiator.

Bathroom

Fully tiled bathroom, comprising a cream suite including a bath, wash hand basin, WC, 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.

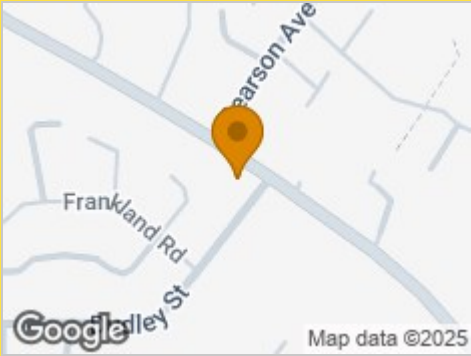
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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.



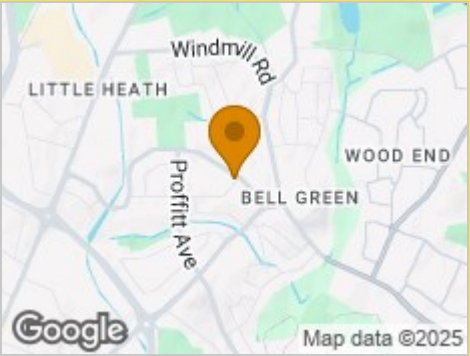
Road Map



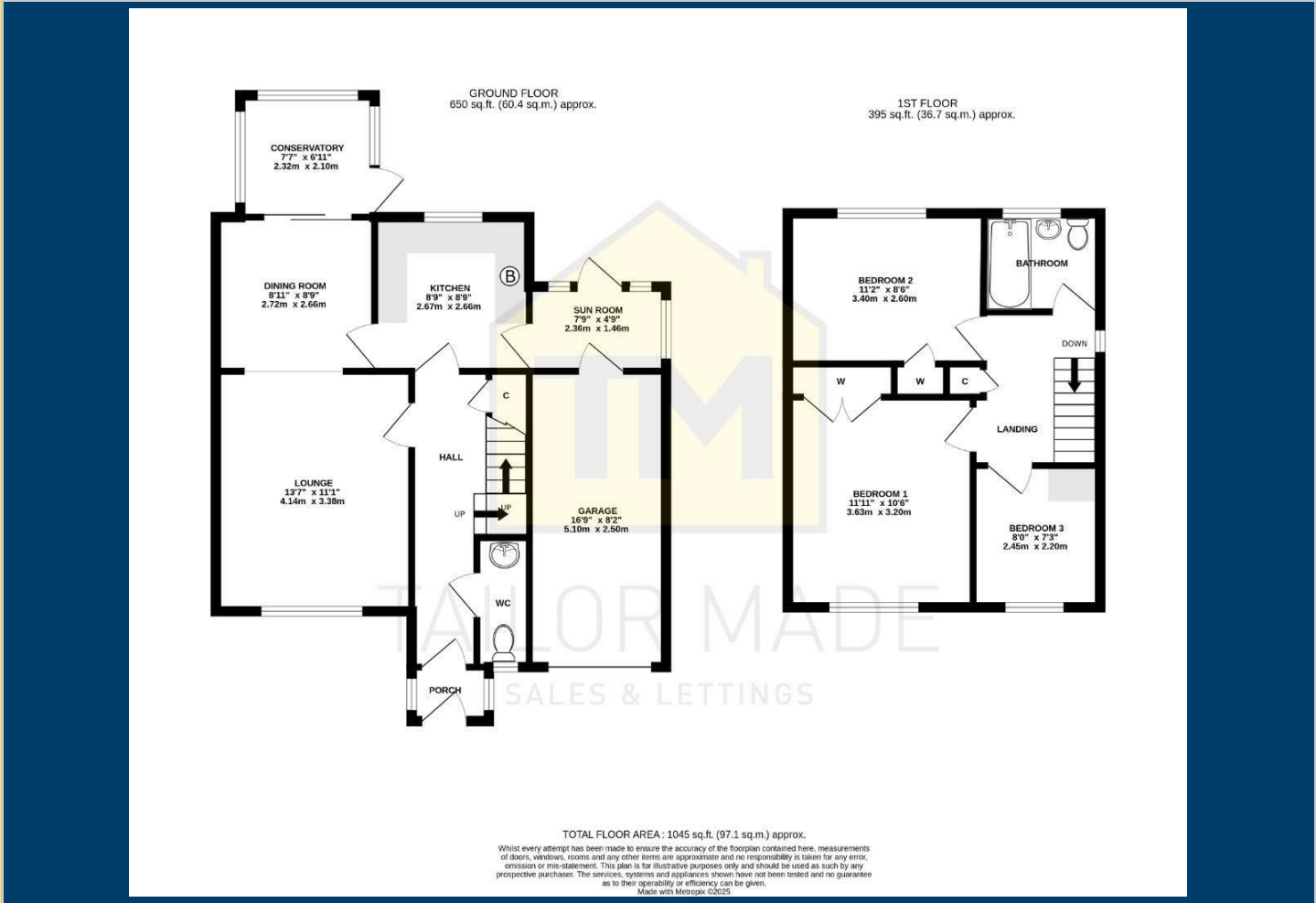
Hybrid Map



Terrain Map



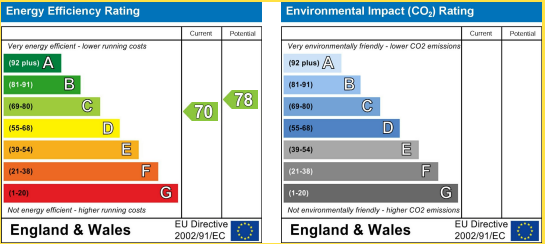
Floor Plan



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.