



TAILOR MADE  
SALES & LETTINGS



## Stepping Stones Road

Coundon, Coventry, CV5 8JT

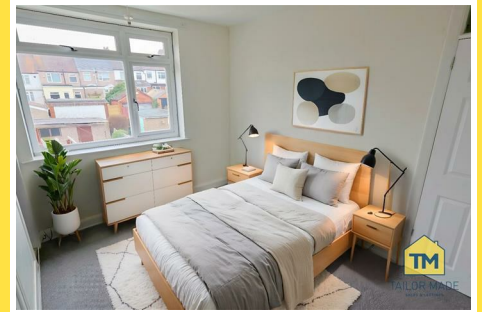
Asking Price £260,000



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Introducing this attractive double bay fronted end of terrace, three bedroom family home situated on a hugely desirable road off Four Pounds Avenue in Coundon. The property is perfectly located a stone's throw from Lake View Park, Alvis Retail Park with large supermarkets and retail units, as well as a wide range of local amenities and independent stores in the suburbs of Coundon and Chapelfields.

The area is well served with good primary and secondary schooling and has good road links in and out of the city.

The ground floor accommodation comprises a spacious entrance hallway, large through lounge / diner, NEWLY EXTENDED FAMILY ROOM and extended galley style fitted kitchen, open plan to the extended family room.

The first floor comprises a modern family bathroom, two excellent sized double bedrooms and a good sized single bedroom.

Full Property Summary.

## Entrance Hallway

Doors to the lounge / diner and kitchen. Stairs to the first floor.

## Lounge / Diner

Double glazed bay window to the front elevation, wall mounted feature fire place, central heating radiators and open plan into the extended family room

## Kitchen

A range of wall and base units, laminate counter

tops, stainless steel sink drainer, four ring gas hob, extractor hood above, space for fridge freezer, eye-level electric oven, space for washing machine, central heating radiator, double glazed window to the rear and opening into the extended family room

## Extended Family Room

Open plan to the kitchen and lounge / diner, double glazed patio doors to the garden and spot lights.

## First Floor Landing

Doors to all three bedrooms and the bathroom.

## Bedroom One

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

## Bedroom Two

Double glazed window, sliding wardrobes housing the combination boiler and central heating radiator.

## Bedroom Three

Double glazed window and central heating radiator.

## Bathroom

Fully tiled with white suite, p-shaped bath with shower over, 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

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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



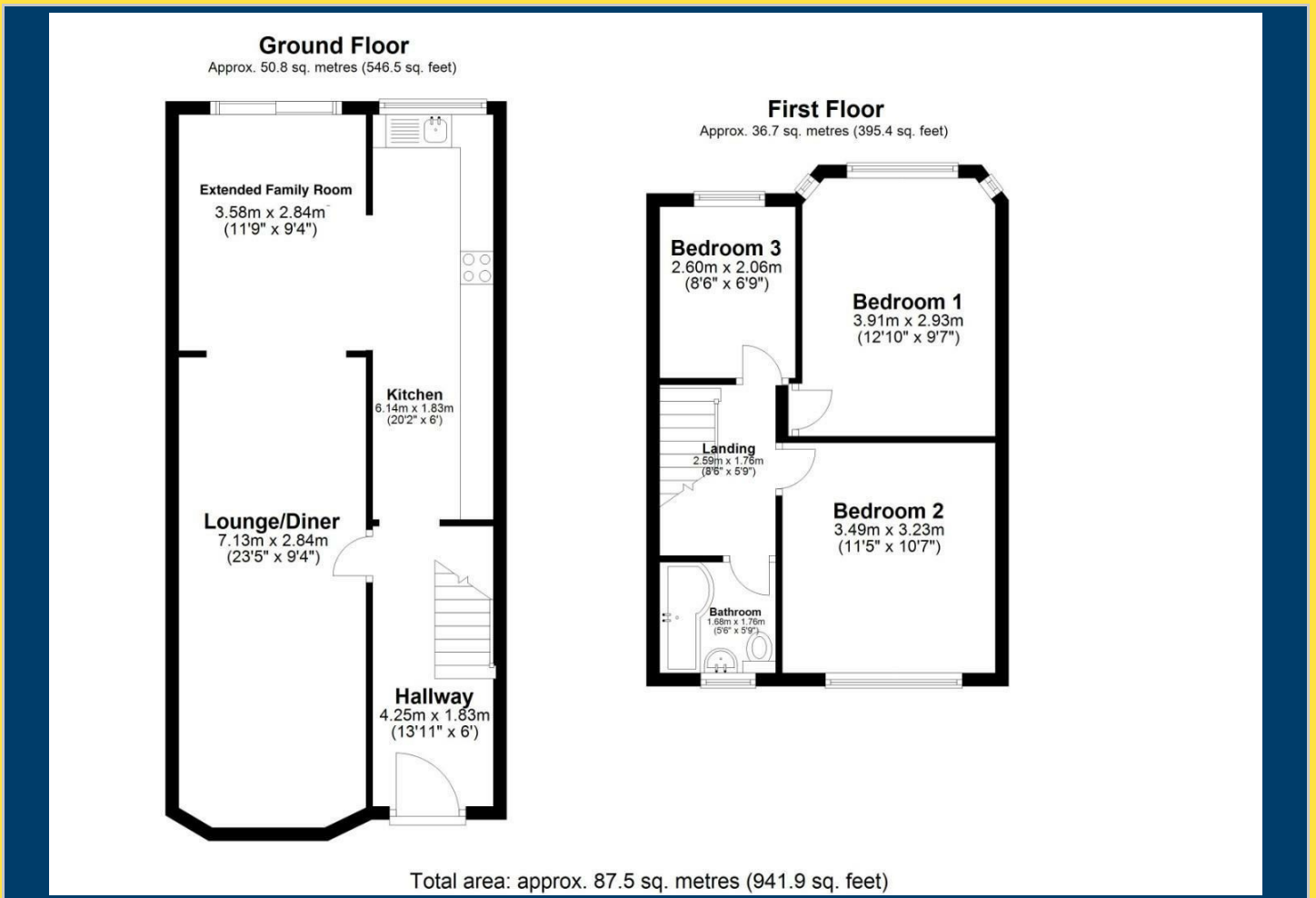
## Hybrid Map



## Terrain Map



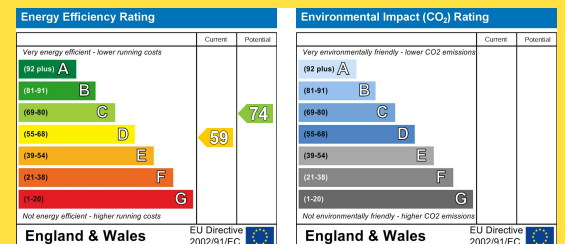
## Floor Plan



## 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.