



TAILOR MADE

SALES & LETTINGS



Burnaby Road

Radford, Coventry, CV6 4AY

Asking Price £141,000



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We are selling a 60% share of the property for £141,000 with the full market value being £235,000. Monthly rent on the remaining share is currently £290.32. All interested parties will need to be financially qualified to establish that they fit the criteria and affordability calculator.

The property is an excellent three double bedroom, modern end of terrace, built approximately 10 years ago, situated in a popular location, close to a wide range of local amenities, superb road links and easy access to Arena Shopping Park, Arena Train Station and motorway network.

This excellent family home or first time purchase opportunity occupies an excellent corner plot position with off-road parking for two vehicles to the rear, scope to create a further and well presented accommodation throughout. The ground floor comprises an entrance hallway, modern fully fitted kitchen, downstairs WC, spacious lounge / diner to the rear overlooking the garden.

The first floor has three excellent sized bedrooms and a modern family bathroom with bath, shower over, WC, wash hand basin, radiator and double glazed window.

The rear garden is walled and fence enclosed, small patio, lawn, shed and paved pathway leading to gated rear access, opening out to the off-road parking to the rear.

Full Property Summary

Entrance Hallway

Doors off to the kitchen, downstairs WC and lounge / diner. Stairs to the first floor accommodation.

Kitchen

A range of modern wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, electric oven, extractor hood, space for dishwasher, fridge freezer and washing machine. Double glazed window to the front elevation, radiator and wall mounted gas combination boiler.

Downstairs WC

WC, wash hand basin, radiator and double glazed window.

Lounge / Diner

Double glazed window to the side and rear elevation, double glazed patio doors onto the garden and central heating radiator.

First Floor Landing

Doors off to all three bedrooms and the bathroom

Bedroom One

Two double glazed windows to the front elevation, built in storage and radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

A white suite comprising a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

How to Make an Offer

We will require the following information before we

Tel: 024 76939550

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



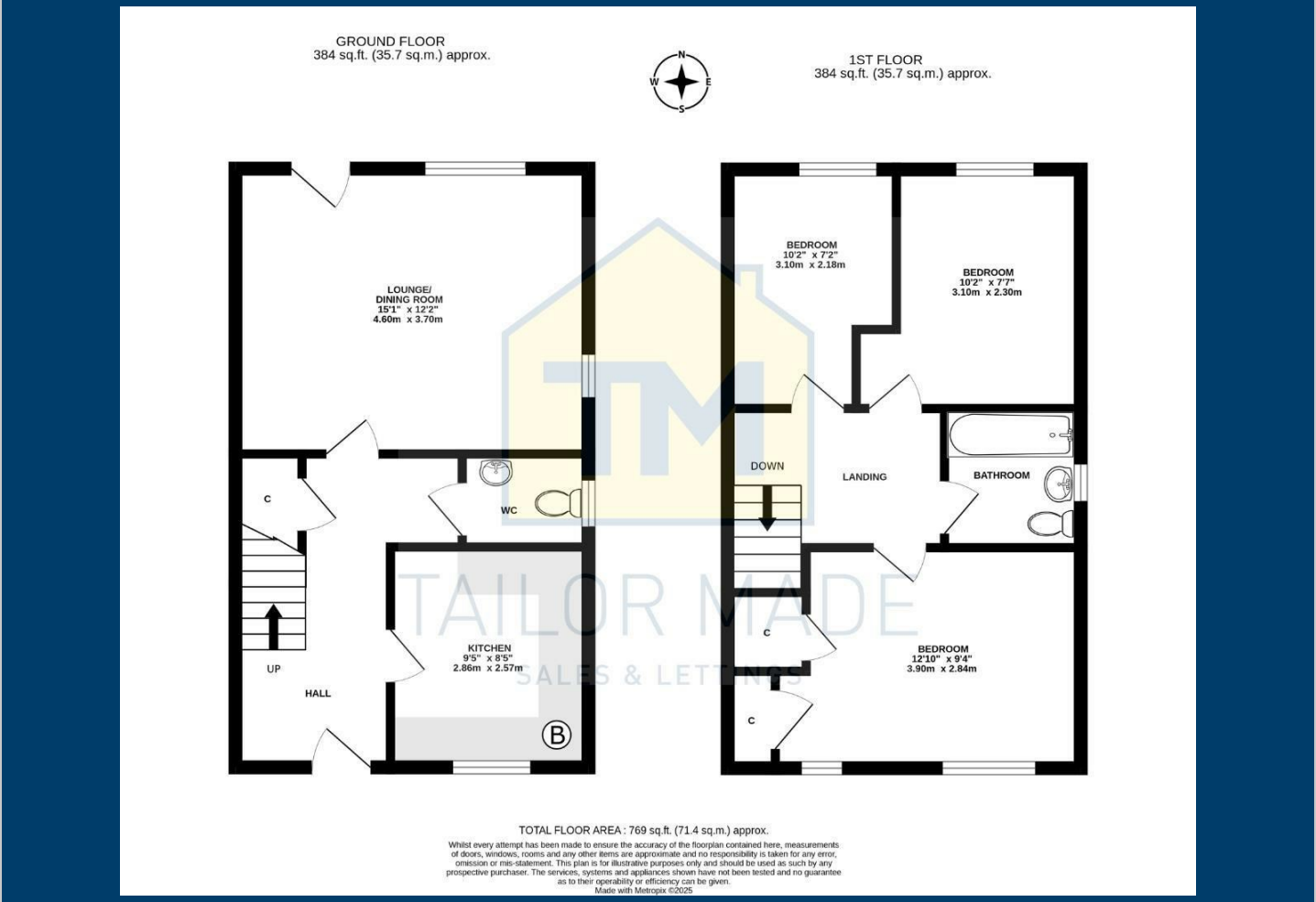
Hybrid Map



Terrain Map



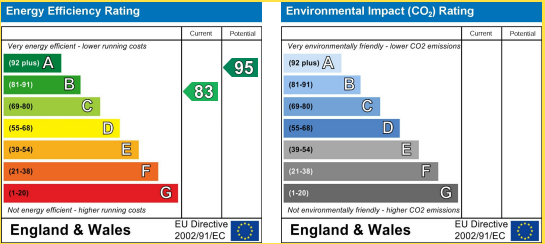
Floor Plan



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.