



TAILOR MADE
SALES & LETTINGS



Brookside Avenue

Whoberley, Coventry, CV5 8AG

Offers Over £140,000



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Introducing this well presented, first floor, two double bedroom maisonette, located in the popular area of Whoberley. Well situated within easy reach of superb local amenities, parks and public transport links. An ideal first time purchase to get onto the property ladder or investment opportunity.

There is the huge benefit of no onward chain, long lease and no service charges.

The property has a private front entrance door, with stairs leading to the first floor landing area, double glazed window and doors off to all principle rooms.

There is a large lounge / diner, neutrally decorated and brand new carpet, central heating radiator and large double glazed window bringing in plenty of natural light.

The kitchen benefits from new cabinet fronts, new flooring, new oven and hob. There is space for washing machine, tumble dryer and fridge freezer. There is a large double glazed window to the front elevation.

Both bedrooms are good sized double rooms, the master has ample built in wardrobes, double glazed windows, new carpets and central heating radiators in both rooms.

The bathroom is a modern, tiled and comprises a white suite including a bath with shower over, glass screen, WC, wash hand basin, heated towel rail 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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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.

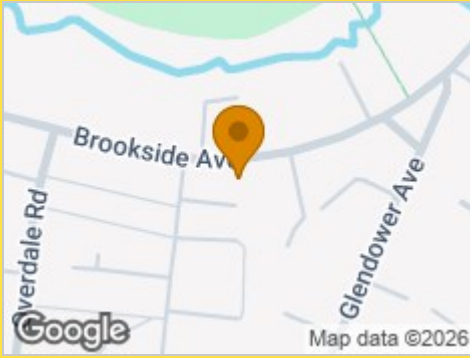
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

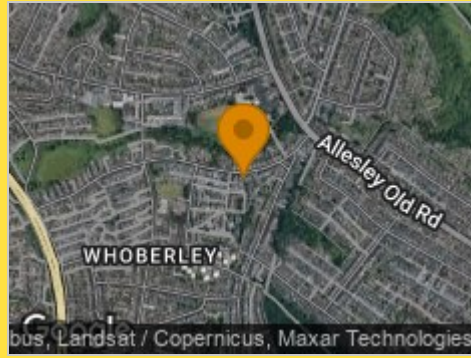
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



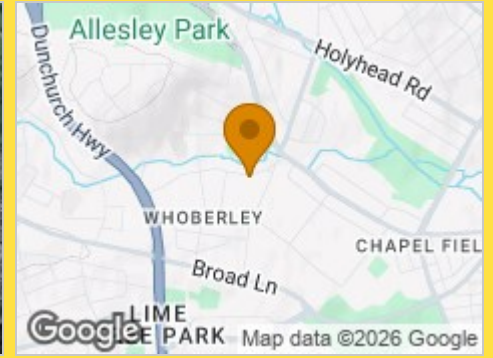
Road Map



Hybrid Map



Terrain Map



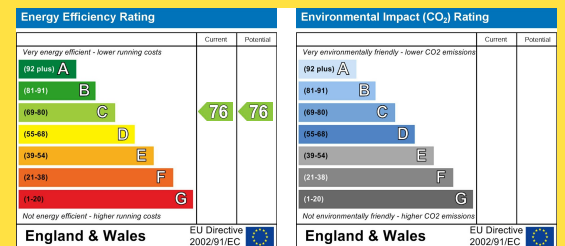
Floor Plan



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.