



TAILOR MADE
SALES & LETTINGS



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*Boundary to be used as a guide only

Tile Hill Lane

Tile Hill, Coventry, CV4 9DY

Offers Over £299,950



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Property Overview

A stunning CORNER PLOT, extended 1930's semi detached family home, presented to an exceptional standard throughout, offering stylish accommodation, whilst retaining all the character you would expect to find with a pre-war, well built property.

The property is set back from the road, and screened by mature shrub frontage and modern fence enclosed side garden. There is a sizeable driveway providing ample off-road parking, single garage and gated access to the side and rear garden.

As soon as you enter this home you are greeted with a stunning Minton tiled floor in the entrance hallway and traditional doors off to the large lounge and extended kitchen / diner. The through lounge / diner is large in size, plastered, well decorated walls with beautiful flooring. This would have been two separate rooms and can also be reverted back. There is glazed, double doors into the extension which now provides a lovely, modern kitchen / diner, recently installed with French doors onto the private rear garden.

The first floor comprises three good size, well decorated bedrooms and a stunning BRAND NEW FAMILY BATHROOM.

This property has the benefit of TWO, private, landscaped mature gardens, one to the rear directly off the kitchen / diner and a secure gate leading to a sizeable side, fence enclosed garden with lawn, well stocked borders and access into the rear of the garage.

Front of Property

Traditional Semi Detached Property with Garden to Three Aspects & Driveway

Entrance Hallway

Entrance Hallway with Access to all Ground Floor Rooms & Stairway

Reception One

Reception Room

Reception Two

Secondary Reception Room

Kitchen Diner

Modern Kitchen Diner

Garage

Garage with up & over door.

Bedroom One

Double Bedroom

Bedroom Two

Double Bedroom

Bedroom Three

Bedroom

Bathroom

Brand New Bathroom

ABOUT US

Tailor Made Sales & Lettings is a family run business. 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 15 years Estate 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

Tel: 024 76939550

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.

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.

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.



Road Map



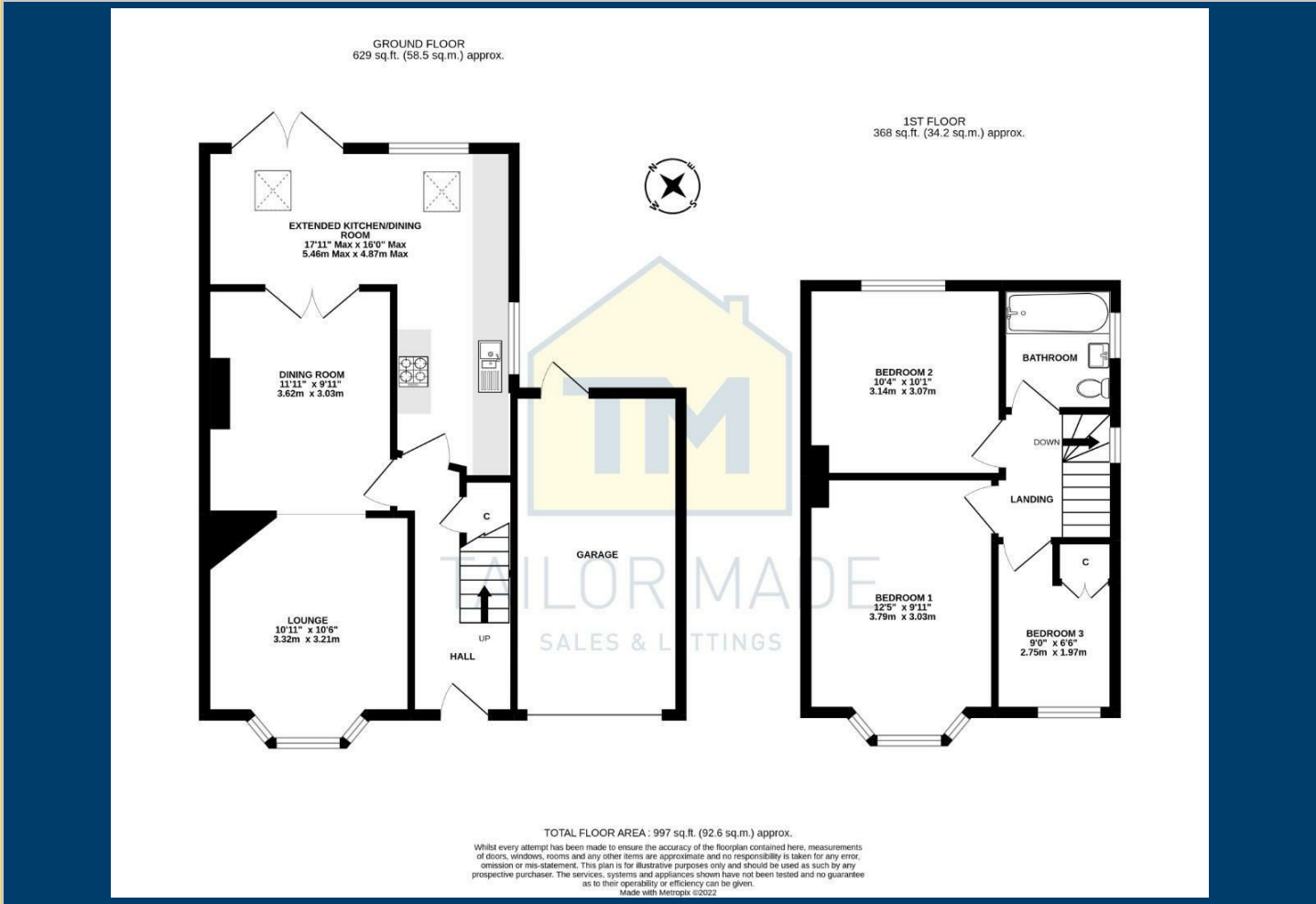
Hybrid Map



Terrain Map



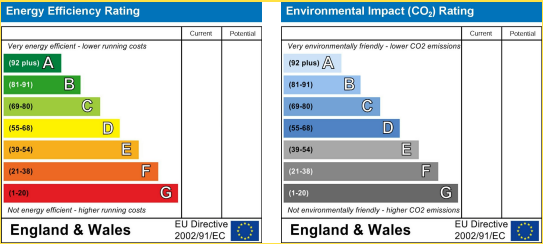
Floor Plan



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.