



TAILOR MADE

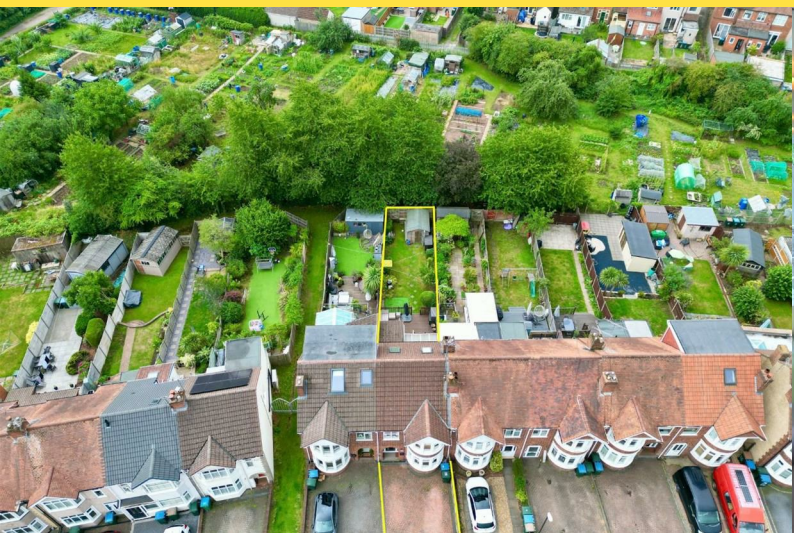
SALES & LETTINGS



Lincroft Crescent

Chapelfields, Coventry, CV5 8GU

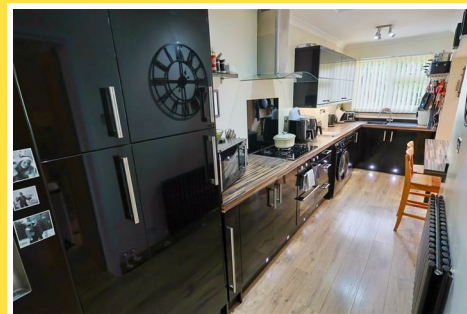
Offers Over £280,000



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Tailor Made Sales and Lettings are delighted to introduce this very well presented, extended three bedroom, double bay fronted terraced with the huge benefit of a converted loft room with two Velux sky lights. The property is conveniently located at a stone's throw from Allesley Park and Lake View Park, wide range of local amenities and excellent schooling.

This excellent family home not only benefits from the loft conversion, but also a full width rear extension providing a lovely open plan kitchen / diner. There is a large open plan through lounge / diner, with two sets of double doors into the kitchen / diner and the benefit of a downstairs WC.

The first floor offers two excellent double bedrooms and a good sized single bedroom. The modern family bathroom is fully tiled and comprises a white a suite include a p-shaped bath with shower over, glass screen, WC, wash hand basin with vanity unit, radiator and double glazed window.

The loft room has two Velux sky lights and ample eaves built in storage.

Full Property Summary

Entrance Hallway

Doors off to the WC and lounge / diner. Stairs to the first floor.

Cloakroom

WC, wash hand basin with vanity unit and storage cabinet.

Lounge / Diner

Double glazed bay window to the front elevation, central heating radiators, electric fire with modern surround, double doors into the kitchen and sliding patio doors into the dining area.

Kitchen / Diner

The kitchen comprises a range of wall and base units, laminate counter tops, wine fridge, five ring gas hob, extractor hood, space for dishwasher, fridge freezer and washing machine, composite sink drainer and open plan to the dining area. Double glazed window and doors onto the garden.

First Floor Landing

Doors off to all three bedrooms, the family bathroom and stairs to the loft room.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

A modern fully tiled bathroom, comprising a white suite including a p-shaped bath, shower over, glass screen, wash hand basin with vanity unit, WC, radiator and double glazed window.

Loft Room

Two Velux sky lights and eaves storage.

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.

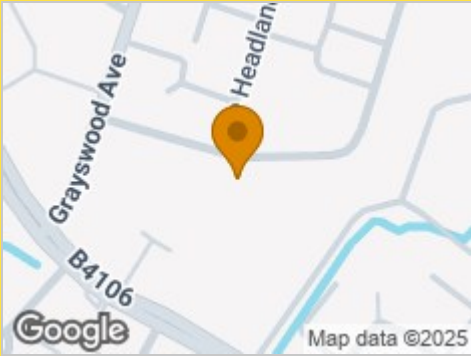
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



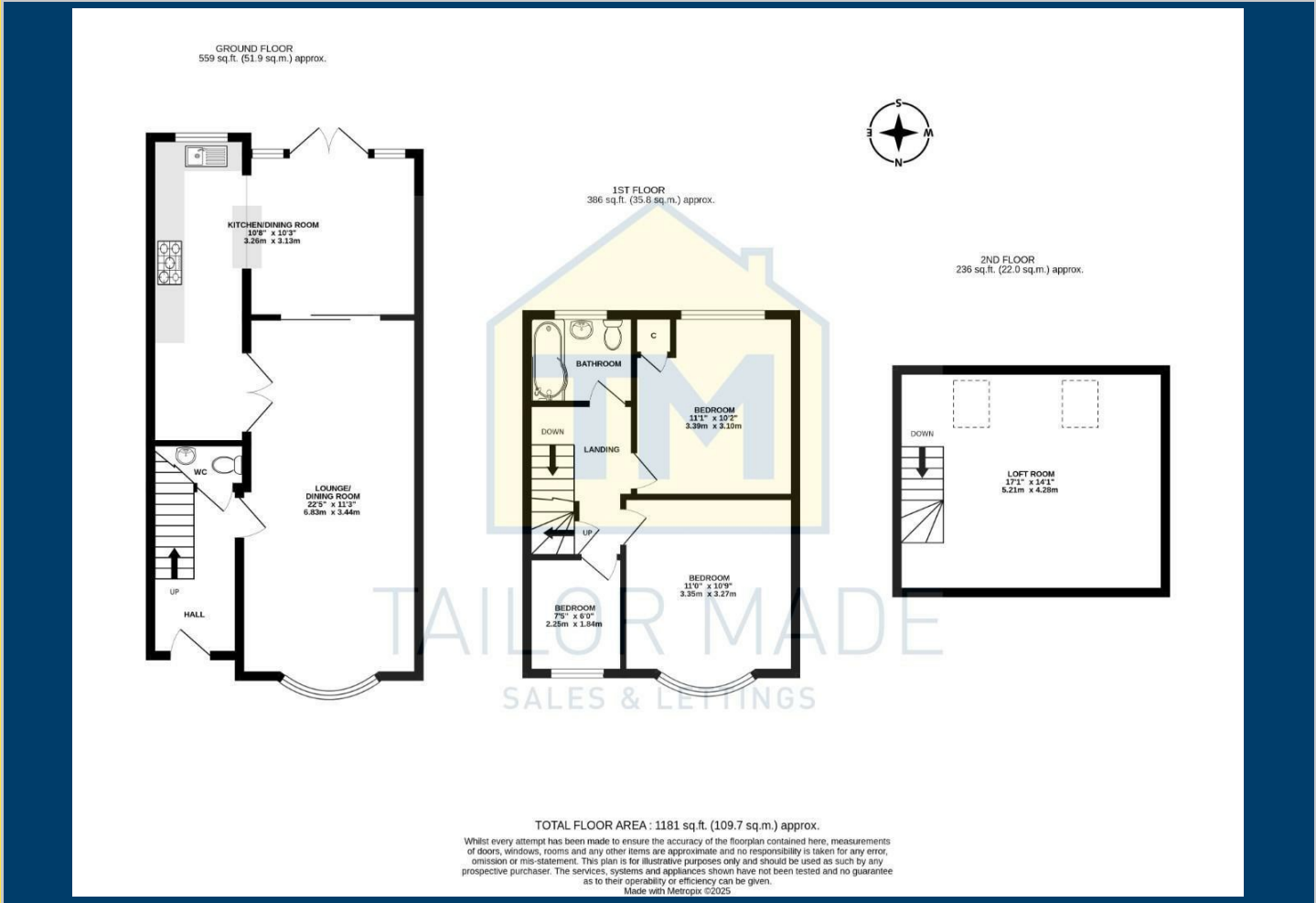
Hybrid Map



Terrain Map



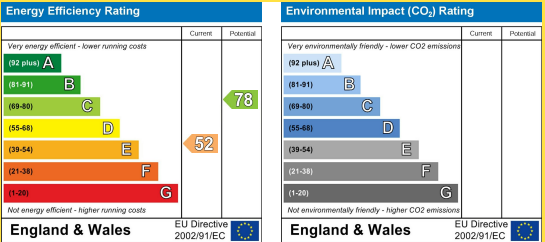
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.