



TAILOR MADE  
SALES & LETTINGS



## Aldrich Avenue

Tile Hill, Coventry, CV4 9LS

Asking Price £119,950



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Tailor Made Sales and Lettings are delighted to bring to market this excellent TWO BEDROOM PLUS OFFICE ground floor flat, situated in the heart of Tile Hill. A popular area with a huge range of local amenities, parade of shops, cafe, community centre, parks, medical services and excellent transport links, including Tile Hill Rail Station, with direct links to Birmingham and London.

The property is set within well kept communal ground and has the huge advantage of being on the ground floor with secure communal intercom front entrance. The accommodation has an entrance hallway, spacious lounge / diner with patio door onto the communal lawn, ideal for a little table and chairs. Separate fitted modern kitchen, two bedrooms plus office and modern bathroom.

This is an ideal first time purchase or buy to let with proven rental track record over the years.

## Full Property Summary

### Entrance Hallway

Doors off to all principle rooms.

### Lounge

Electric heater, fireplace providing a focal point to the room, airing cupboard housing a modern water cylinder and pump, double glazed window and door onto the communal lawn.

### Kitchen

A selection of modern wall and base units, laminate counter tops, stainless steel sink drainer, cooker, space for a fridge freezer, washing machine, cupboard and double glazed window.

### Bedroom One

Double glazed window and electric heater.

### Bedroom Two

Double glazed window and electric heater.

### Office

### Bathroom

Fully tiled, comprising a white suite including a bath with mixer tap shower over, WC, wash hand basin, double glazed frosted window and electric heater

### 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



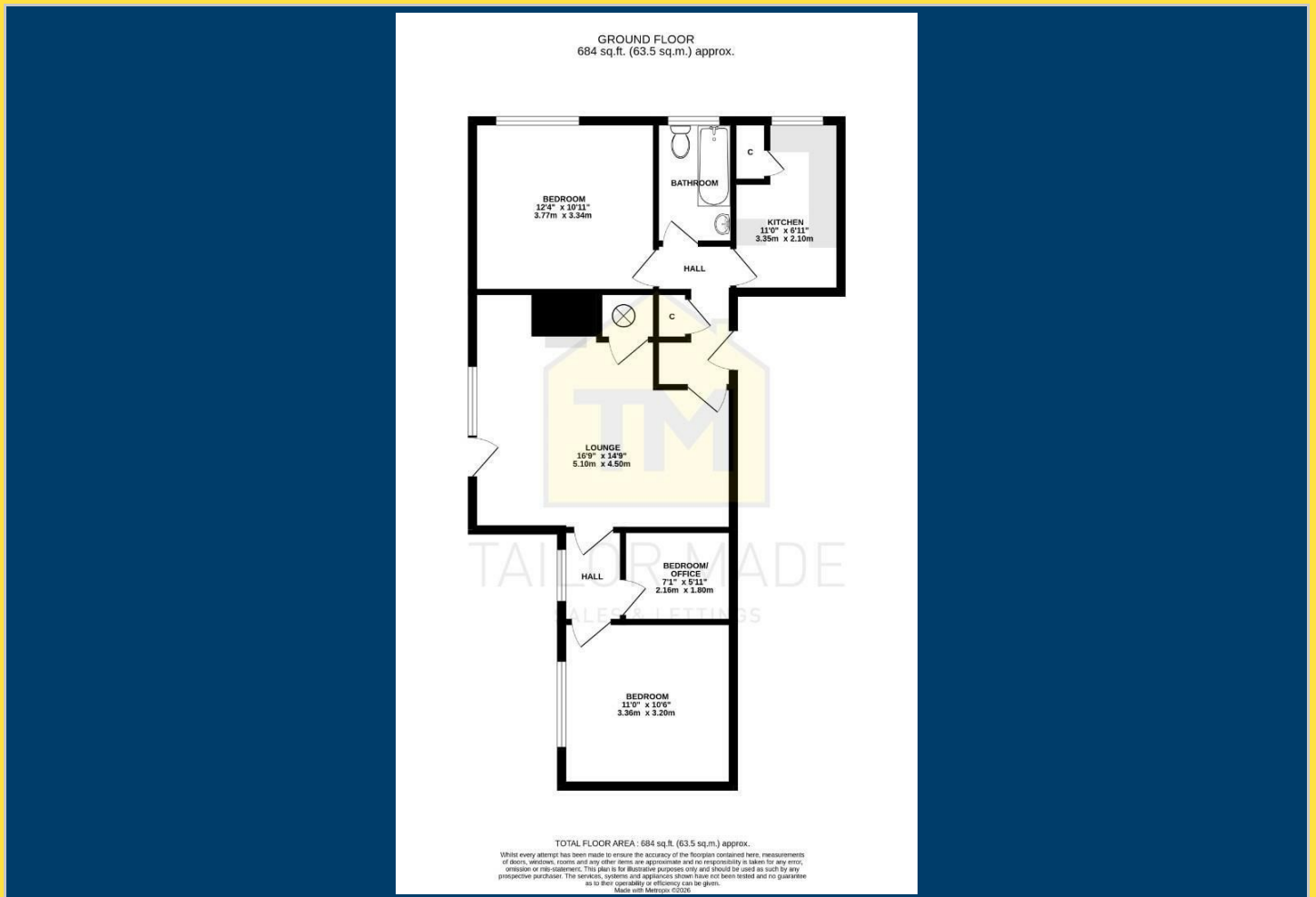
## Hybrid Map



## Terrain Map



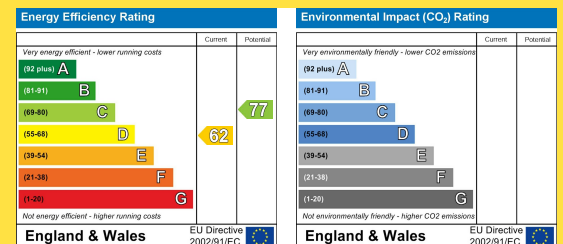
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.