



TAILOR MADE  
SALES & LETTINGS



## Overslade Crescent

Coundon, Coventry, CV6 2AT

Asking Price £325,000



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## Property Summary

A real pleasure to offer to market this excellent four bedroom end of terrace, largely extended family home with bags of kerb appeal and situated within a much sought after area opposite the Green, a stones throw from great local amenities, Coundon Park, shops and excellent schooling options.

The property offers off road parking, stacks of kerb appeal, attractive glazing choice, large blank canvass rear garden and motivated sellers.

The home has been vastly extended and improved by the current owners and comprises an entrance hallway, cosy front lounge with bay window, modern downstairs toilet and huge open plan extended kitchen / dining / living area, ideal for entertaining and family time.

The first floor offers three good sized bedrooms, two spacious double bedrooms and a single bedroom / nursery or home office. There is a modern family bathroom with bath and shower over, stairs provide access to the newly added full loft conversion master suite.

The second floor offers a full loft conversion, the ideal master bedroom with Velux windows to the front, double glazed window to the rear and door into the stunning en-suite shower room and WC.

Full Property Summary

## Entrance Hallway

Doors into the lounge, downstairs WC and kitchen / diner. Under stairs storage and stairs to the first floor accommodation.

## Living Room

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

## Kitchen Diner

## Downstairs WC

A modern downstairs cloakroom comprising a WC and wash hand basin with vanity unit, complete with stylish modern metro tiling.

## Open Plan Kitchen Diner Living

A large extended open plan area, ideal for family time and entertaining. The kitchen comprises a u-shape selection of a wall and base units, large breakfast bar area, laminate counter tops, five ring gas hob, extractor fan, two electric ovens, built in fridge freezer and space for

white goods. There is ample dining space, as-well as plenty of room of living / relaxation area. There is Velux Sky lights, double glazed window to the rear and double glazed patio doors onto the garden.

## First Floor Landing

Doors off to three bedrooms and the family bathroom, stairs to the second floor master suite.

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

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

## Master Bedroom

Velux sky lights to the front elevation, double glazed window to the rear elevation, radiator and door into the en suite shower room and WC

## Bathroom

A modern fully tiled bathroom comprising a white suite including a bath with shower over, glass shower screen, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window to the rear.

## Ensuite Shower Room

A stunning recently installed en suite shower room with shower enclosure, WC, wash hand basin with vanity unit, heated towel rail and double glazed window.

## Garden

An excellent sized rear garden, gated rear vehicular access, fence enclosed with paved patio area, lawn and summerhouse.

## 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

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- 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.

### ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. 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 17 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 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.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on [www.tmonline.co.uk/packages/](http://www.tmonline.co.uk/packages/)



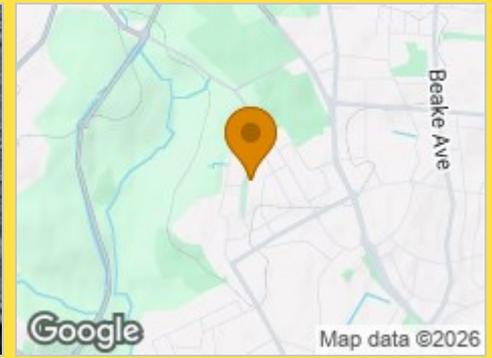
## Road Map



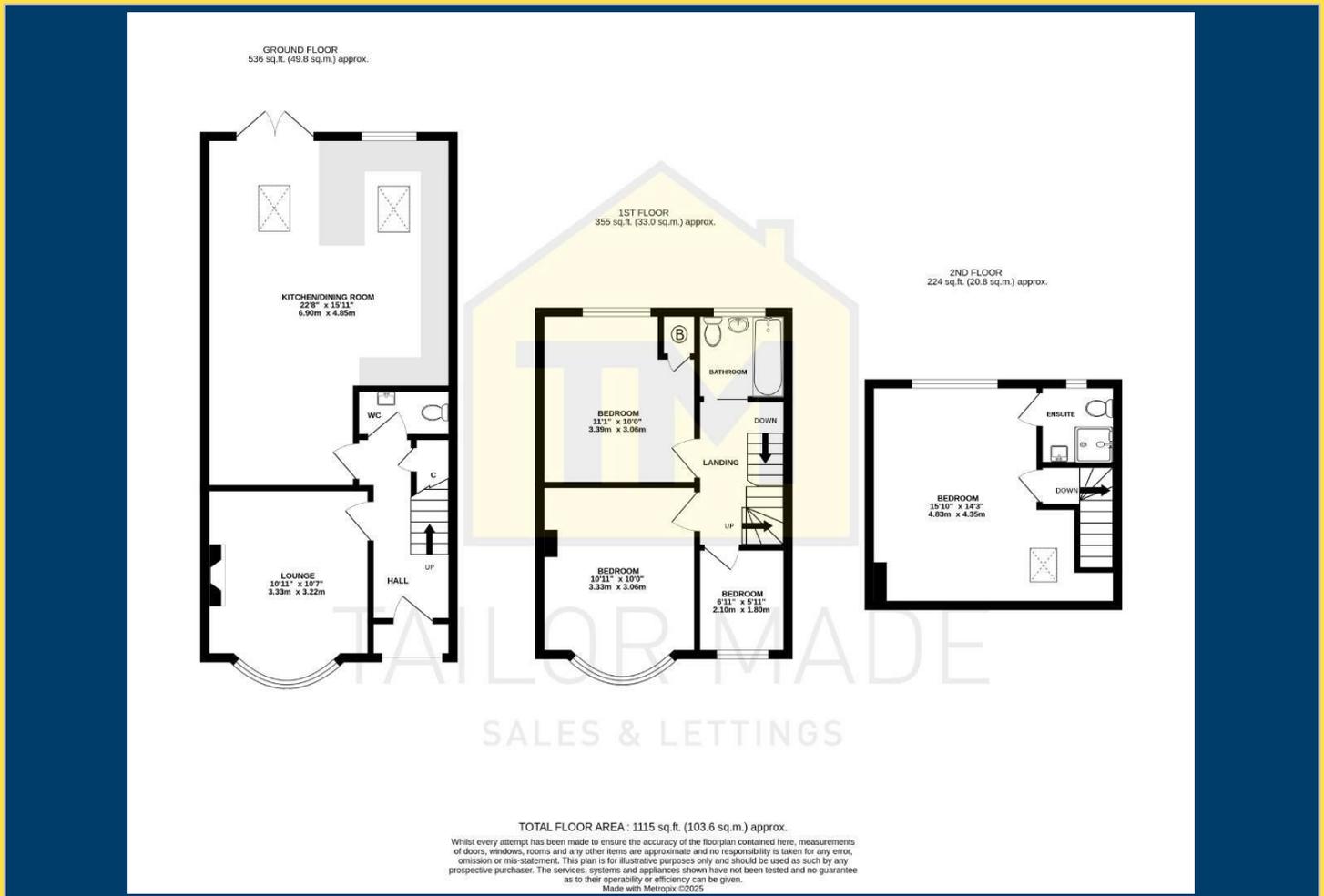
## Hybrid Map



## Terrain Map



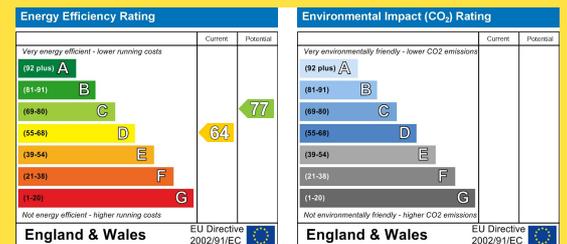
## Floor Plan



## 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.