



TAILOR MADE  
SALES & LETTINGS



## Hendre Close

Off Broad Lane, Coventry, CV5 7AG

Asking Price £240,000





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Tailor Made Sales and Lettings are delighted to introduce to the market the delightful three bedroom family home in popular are of Coventry with fantastic local schools, amenities and transport links. Walking distance to doctors and dental surgery, supermarket, food outlets and the amenities of Allesley Park and Earlsdon high street. With lovely field views to the rear.

The property benefits from a bright and modern kitchen diner, full width lounge to the rear with field views, conservatory/playroom and mature garden. On the first floor you have three good sized bedrooms and family bathroom. Detached garage and driveway.

## Kitchen Diner

Range of Modern shaker style floor and wall mounted units. electric, oven, hob and extractor. Space for fridge freezer and washing machine. Breakfast bar with under counter units with matching worktops. dining area with central heating radiator and double glazed window to front.

## Lounge

Full width rear lounge, feature fireplace, two central heating radiators and windows creating a bright living space. Double glazed windows and door to conservatory.

## Conservatory/ Playroom

Light and bright conservatory with double doors to rear garden.

## Bedroom One

Double bedroom with sliding door fitted wardrobes, central heating radiator, double glazed window to rear elevation with field views.

## Bedroom Two

Double bedroom with central heating radiator, double glazed window to front elevation.

## Bedroom Three

Single bedroom with central heating radiator and double glazed window to rear elevation with field views.

## Bathroom

Fully tiled with white suit consisting of Bath with shower over, WC and Sink. Heated towel rail.

## Garden

Patio area and lawn bordered by mature planting. Gate access to field behind.

## Agents disclaimer

The property is build of timber frame construction which is mortgageable through the majority of high street lenders.

## 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.





Road Map



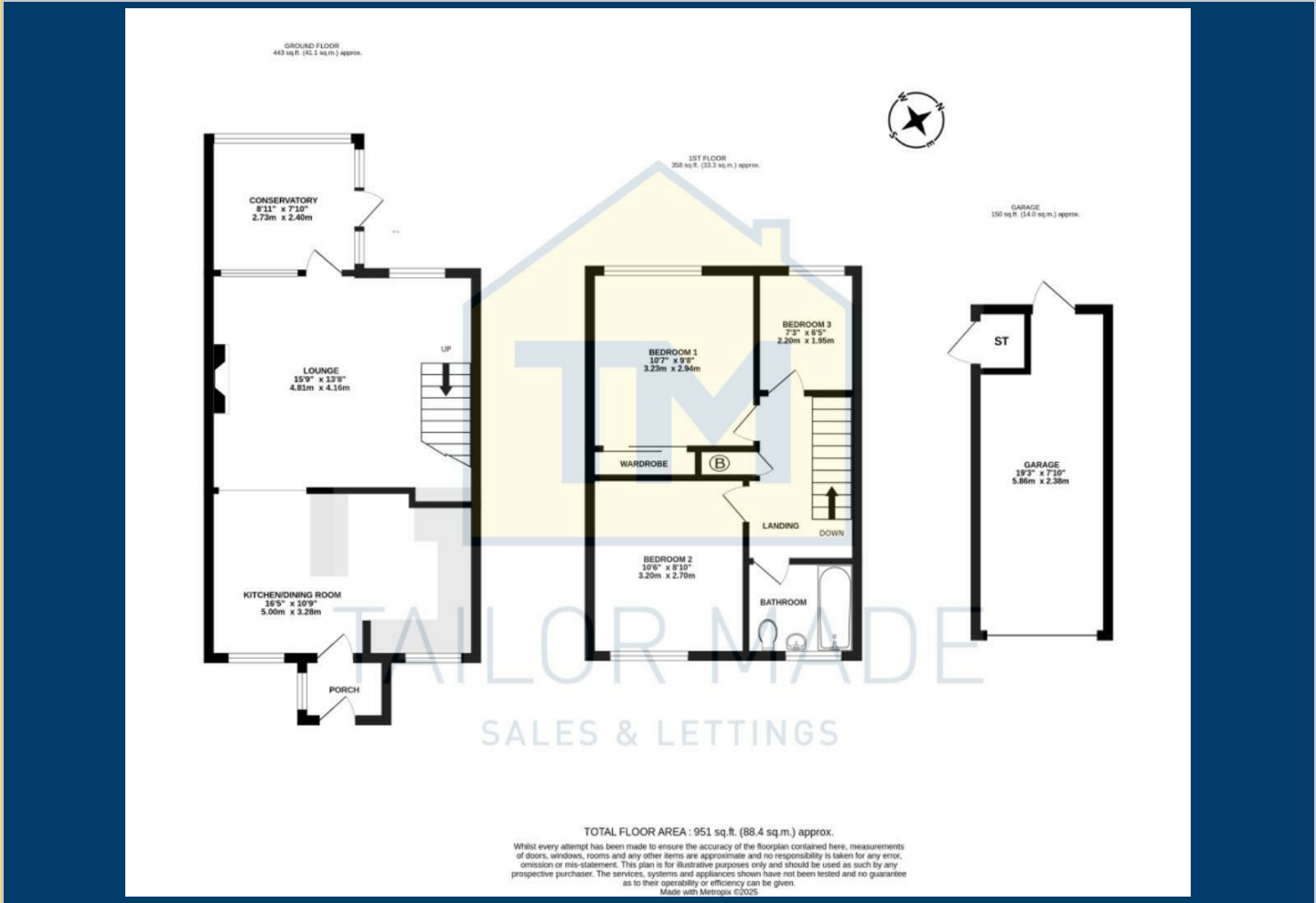
Hybrid Map



Terrain Map



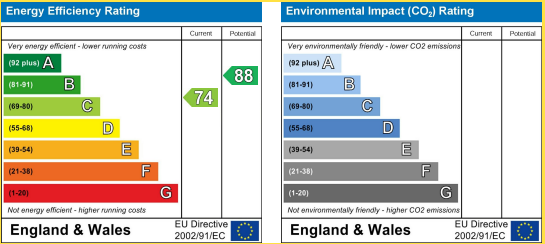
Floor Plan



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.