



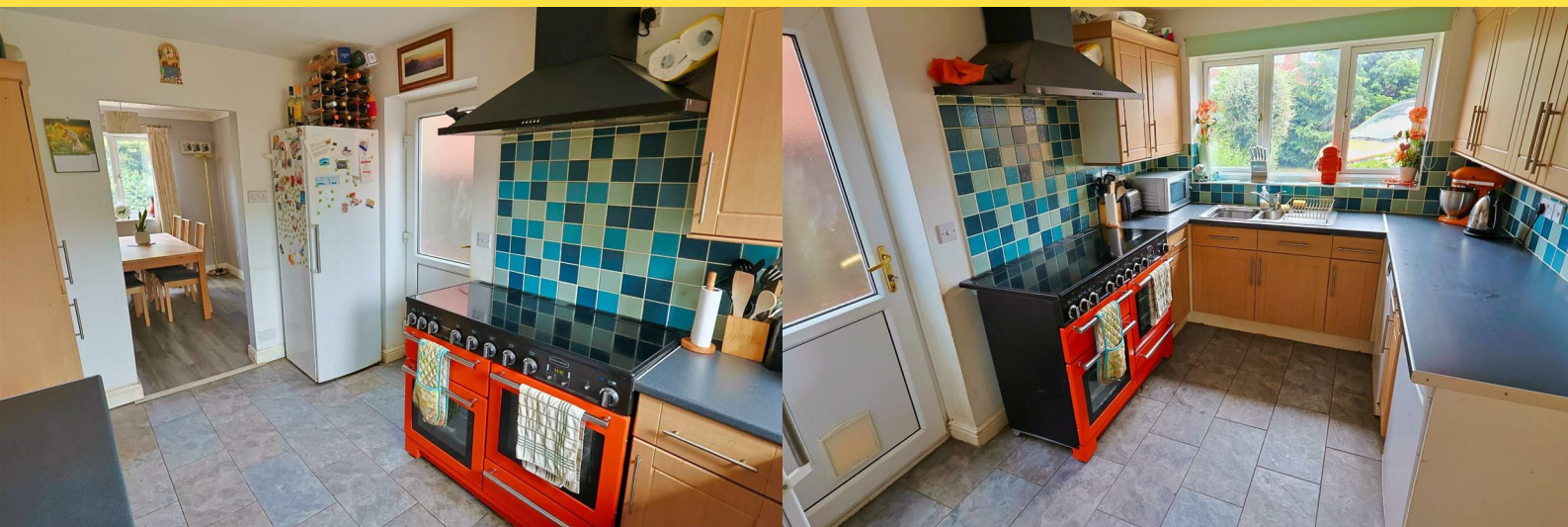
TAILOR MADE
SALES & LETTINGS



Fourfields Way

New Arley, Coventry, CV7 8PX

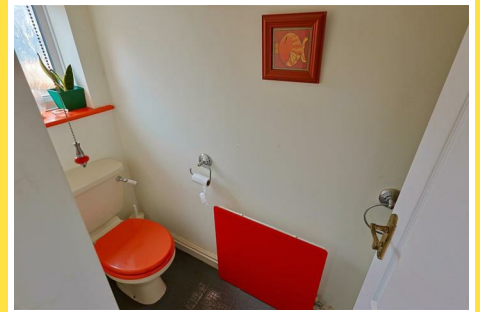
Asking Price £375,000



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Introducing this excellent sized four bedroom, detached family home, tucked away in a peaceful cul-de-sac, located in the popular village of New Arley, conveniently positioned between Coventry and Nuneaton. The area is well served with popular schooling, local amenities and recreational facilities.

The property benefits from a lovely position within the close, backing onto Woodland and occupying a generous plot with good sized garden, off-road parking for two vehicles (potential for more) and single garage.

The ground floor comprises an entrance hallway, downstairs WC, three separate reception rooms, including a converted garage, ideal for a playroom / home office, dining room, open plan to the kitchen and spacious lounge to the rear. The ground floor offers great flexibility to re-shaped and remodel to suit an individual buyers requirements.

The first floor comprises three excellent sized double bedrooms and a good sized single bedroom, currently used as a home office. The main bedrooms benefits from a modern en-suite shower room. The main family bathroom has been upgraded to a modern shower room with walk-in shower enclosure, wash hand basin, WC, modern tiling, chrome heated towel rail and LED mirror.

The rear garden is fence enclosed, backing onto mature woodland and neighbouring gardens, large wrap around paved patio area, currently housing a large hot tub, lawned area with mature shrub borders and secure side access.

Full Property Summary

Entrance Hallway

Doors off to the front reception room, downstairs WC, kitchen and lounge. Stairs to the first floor.

Front Reception Room

Double glazed window to the front elevation, radiator and door directly into the garage.

Downstairs WC

Double glazed window to the front, WC, radiator and wash hand basin.

Kitchen

Open plan to the dining room, comprising a range of wall and base units, one and half bowl sink drainer, lovely range cooker with five ring burner, extractor hood, space for white goods, double glazed window to the front elevation and double glazed door to the side elevation.

Dining Room

Double glazed window to the rear elevation, double doors into the lounge, open plan to the kitchen and central heating radiator.

Lounge

Double glazed sliding patio doors onto the garden, gas fire with marble surround, central heating radiator and double doors into the dining room.

First floor landing

A spacious landing area with doors off to all four bedrooms and the main shower room.

Master Bedroom

Double glazed window to the rear, built in sliding mirrored wardrobes, radiator and door into the en-suite shower room.

En-Suite Shower Room

A fully tiled, modern shower room comprising a shower enclosure, WC, wash hand basin with vanity unit, radiator and double glazed window.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear elevation, built in wardrobes and central heating radiator.

Bedroom Four

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

Shower Room

A modern fully tiled shower room, comprising a walk-in shower enclosure, wash hand basin, WC, chrome heated towel rail and double glazed window to the rear.

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.

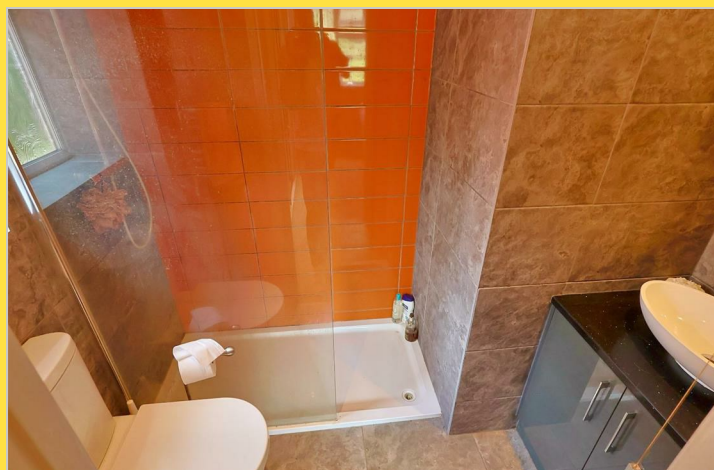
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



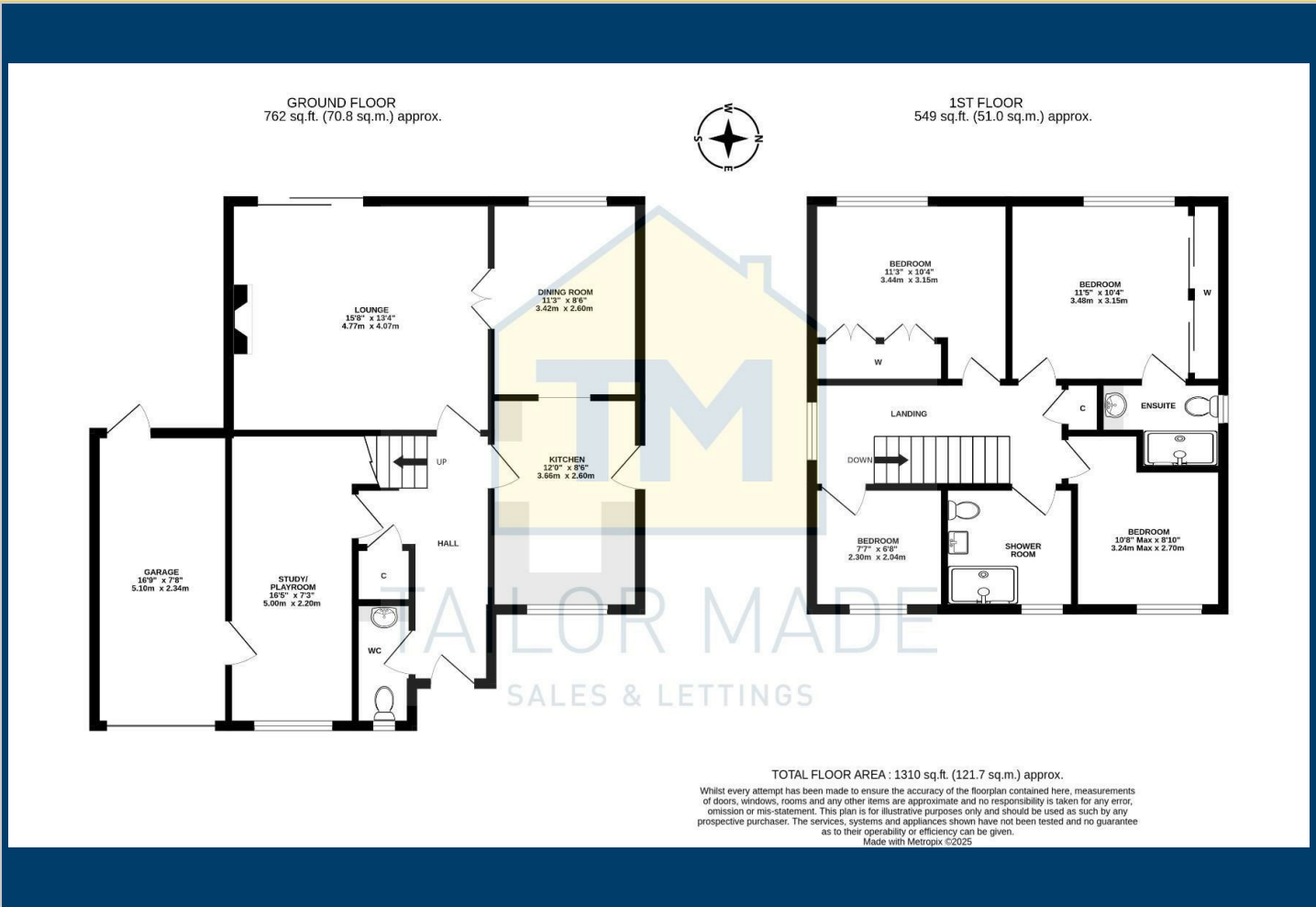
Hybrid Map



Terrain Map



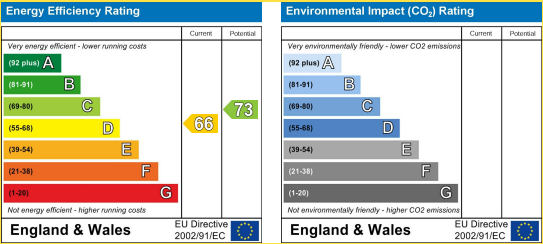
Floor Plan



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.