



TAILOR MADE

SALES & LETTINGS



## Gorseway

Whoberley, Coventry, CV5 8BL

Asking Price £300,000





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Tailor Made Sales and Lettings are thrilled to introduce this exceptional, extensively renovated and extended three bedroom, double bay fronted mid terrace located on a peaceful side street in Whoberley. The property is conveniently located for excellent schooling, all within easy walking distance, superb transport links in and out of the city and a wide range of local shops, parks and amenities on your doorstep.

This excellent family home has bags of kerb appeal, the huge benefits of off-road parking and a detached garage with access to the rear.

The ground floor accommodation comprises a bright and spacious entrance hallway, lovely front lounge with bay window, feature curved radiator and space for a fireplace. The whole rear of the property has now a lovely full width extension with pitched roof and sky lights, now offering a stunning open plan kitchen / dining / living space for the family to host and entertain. The kitchen comprises a range of modern wall and base units, laminate counter tops, one and half bowl sink drainer and a range of integrated appliances including a five ring gas hob, eye-level electric oven and grill, extractor, dishwasher, fridge freezer and space for a washing machine to be integrated with a door front. There is ample dining and lounging areas, double glazed window and patio doors onto the garden.

The first floor accommodation comprises a lovely modern, fully tiled bathroom, two spacious double bedrooms and a good sized single bedroom.

The property benefits from new wiring, high speed internet connection, new heating system and is offered for sale with no onward chain.

Full Summary

## Entrance Hallway

Doors to the lounge and kitchen / diner, stairs to the first floor.

## Lounge

Double glazed bay window with curved radiator and space for a fireplace.

## Open Plan Extended Kitchen / Diner

The kitchen comprises a range of modern wall and base units, laminate counter tops, one and half bowl sink drainer and a range of integrated appliances including a five ring gas hob, eye-level electric oven and grill, extractor, dishwasher, fridge freezer and space for a washing machine to be integrated with a door front. There is ample dining and lounging areas, double glazed window and patio doors onto the garden.

## First Floor Landing

Doors to all three bedrooms and the bathroom

## Bedroom One

Double glazed bay window to the front elevation and radiator.

## Bedroom Two

Double glazed window to the rear and central heating radiator.

## Bedroom Three

Double glazed window to the front elevation and radiator.

## Bathroom

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

Tel: 024 76939550

## 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



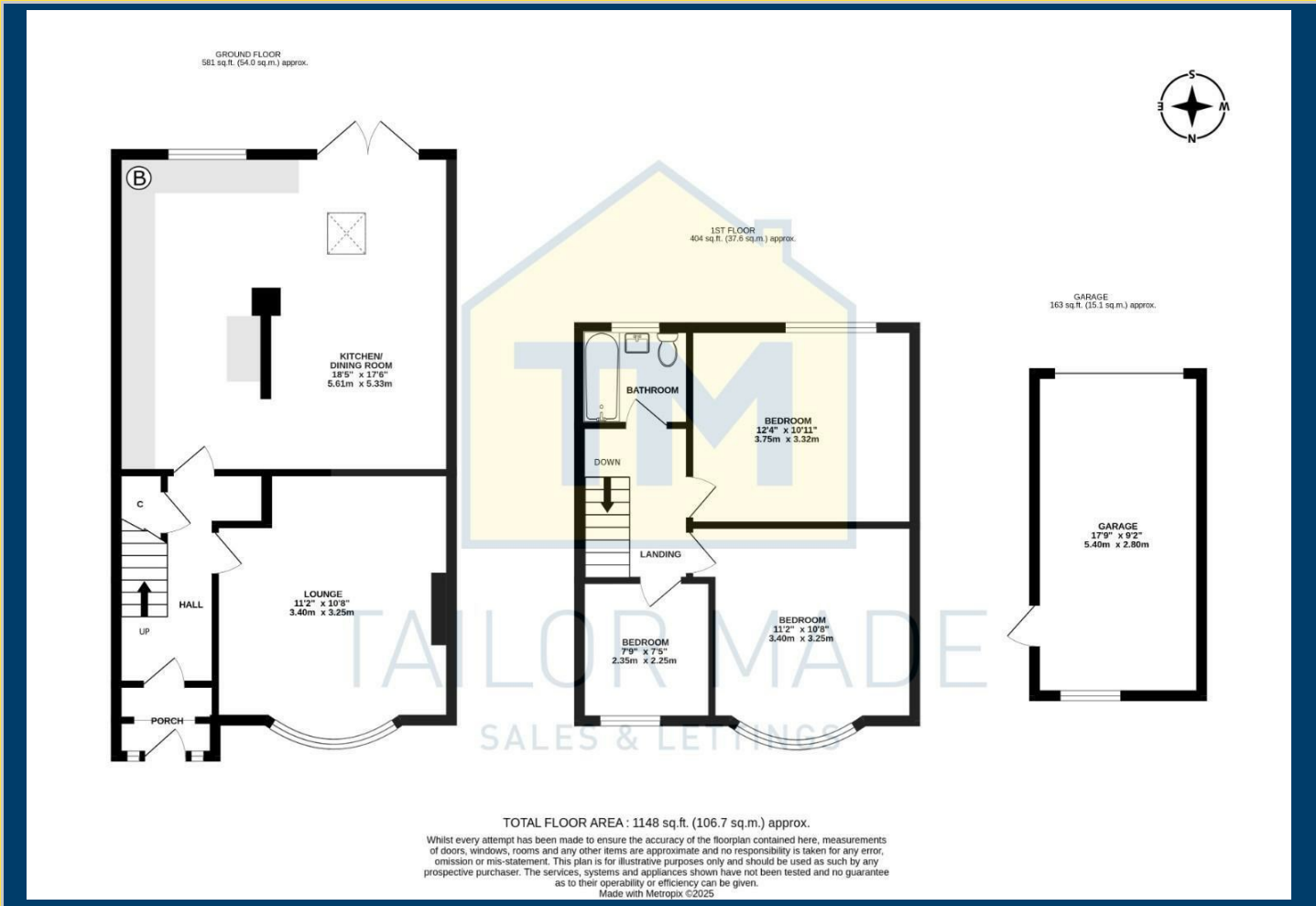
Hybrid Map



Terrain Map



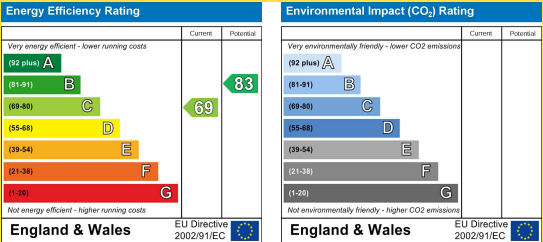
Floor Plan



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.