



**TAILOR MADE**  
SALES & LETTINGS



## Penruddock Drive

, Coventry, CV4 8LR

Offers Over £150,000



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Tailor Made Sales and Lettings are delighted to bring to market this lovely 2nd floor two double bedroom apartment, tucked away on a quiet modern and very well maintained development, located adjacent to Tile Hill Rail Station.

Conveniently situated within a stones throw of the rail station with direct links to Birmingham New Street, Airport and London Euston. There is a wide range of local amenities and excellent road links into the city centre, Warwick University, Kenilworth and Balsall Common.

The property benefits from off-road allocated parking, no onward chain, long lease and secure intercom communal entrance. There are well kept communal grounds and immaculate communal entrance hall areas.

The accommodation, located on the second floor, comprises an entrance hallway, two storage cupboards, lovely sized through lounge / dining area with Juliet balcony and French doors, modern fully fitted kitchen, two spacious double bedrooms and a modern bathroom with power shower above the bath.

## Entrance Hallway

Doors off to all principle rooms and a storage cupboard.

## Lounge / Diner

Double glazed windows to the dining area and double glazed patio doors leading onto the a Juliet Balcony overlooking the communal gardens and parking area.

## Kitchen

A modern range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, electric oven, built in extractor hood, space for fridge freezer and washing machine, double glazed window to the rear elevation.

## Bedroom One

A good sized double bedroom with double glazed window and radiator.

## Bedroom Two

A double bedroom with double glazed window and radiator.

## Bathroom

Modern tiling, white suite including a bath with shower over, WC, radiator and double glazed window.

## 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



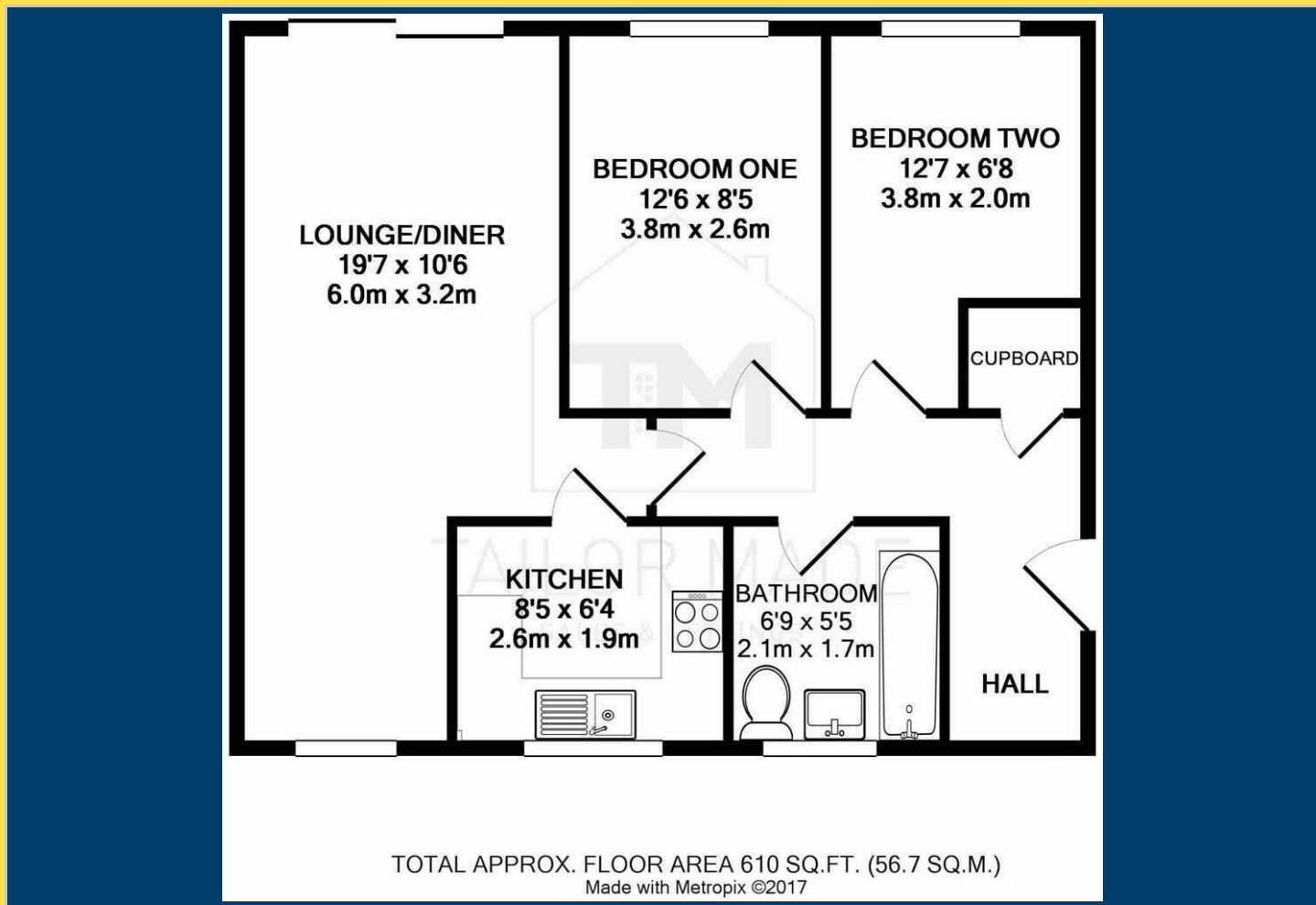
## Hybrid Map



## Terrain Map



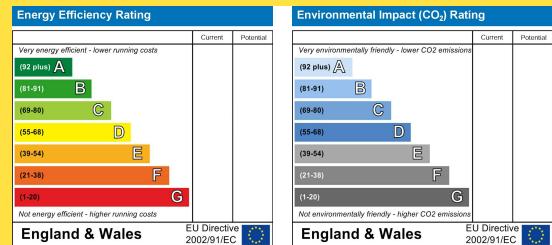
## Floor Plan



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