



TAILOR MADE

SALES & LETTINGS



## Fletchamstead Highway

Tile Hill, Coventry, CV4 9EL

£210,000





# Fletchamstead Highway

Tile Hill, Coventry, CV4 9EL

£210,000



Tailor Made Sales and Lettings are pleased to bring to market this sensibly priced three bedroom double bay fronted mid terraced family home, located on the edge of Tile Hill & Mount Nod. The property perfectly situated for commuters with direct access to the A45, M42 and Birmingham Airport is within 10 minutes drive. Canley Railway Station is located just over 1 mile away with direct links to Birmingham and London.

The property is in good condition throughout, perfect for first time buyers and young families, located within a good school catchment area and is offered with no onward chain. There is a hard standing to the rear, along with gated off-road parking and a single garage.

The accommodation comprises an entrance hallway, door into a large open plan lounge / dining area with plenty of natural light, having double glazed bay window to the front elevation and double glazed window overlooking the garden with scope to change into a patio door in the future. The modern white gloss kitchen has been extended to offer a comprehensive range of wall and base units, laminate counter tops, breakfast bar, area, freestanding cooker, stainless steel sink drainer, spacer for white goods, double glazed window to the rear and double glazed door into the garden.

The first floor offers three bedrooms, comprising two spacious double rooms and one good sized single bedroom. There is a modern shower room, fully tiled, comprising a shower cubicle, wash hand basin with vanity unit, WC, radiator and double glazed window.

There is good vehicular access via Elm Tree Avenue to a rear service road and a good turning circle into gated off road parking at the bottom of the garden. There is also a detached single garage.

The property is well located for good schooling including Templars, Whoberley Primary and St John Vianney Primary. Secondary schools include West Coventry Academy, Finham Park II and Westwood Academy.

## 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

Tel: 024 76939550

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.

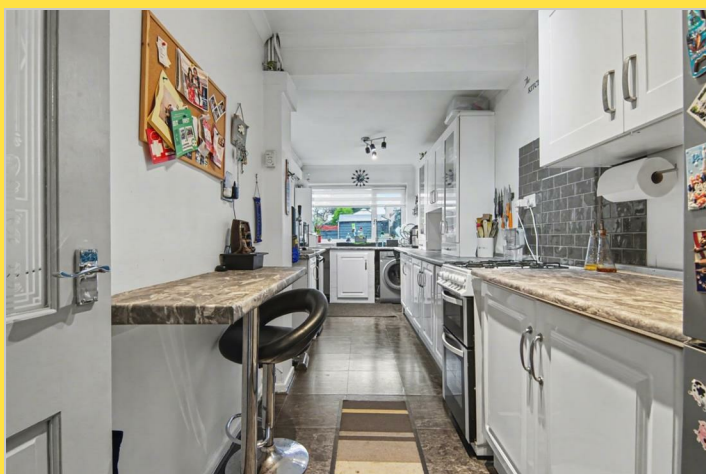
Please note some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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



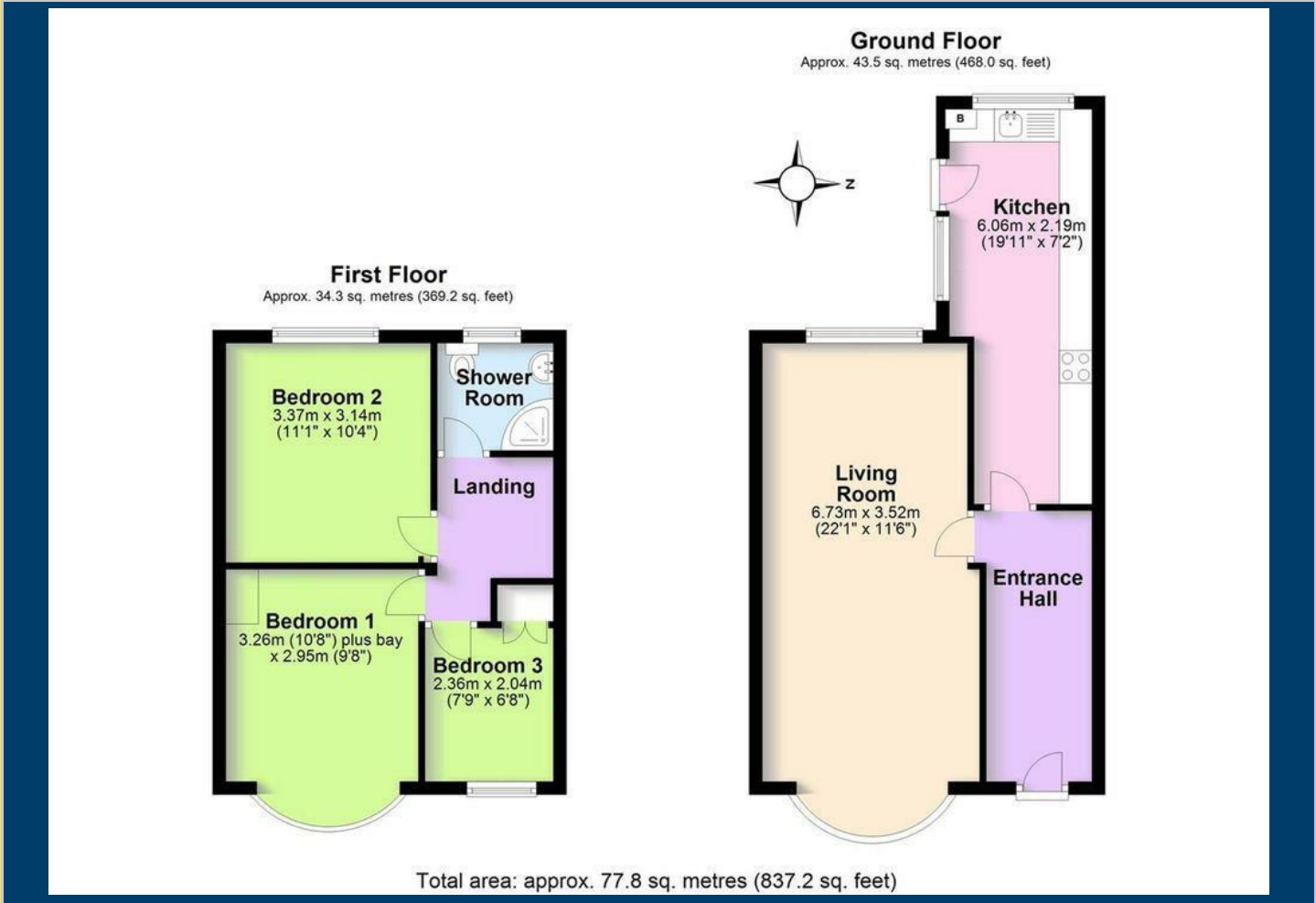
Hybrid Map



Terrain Map



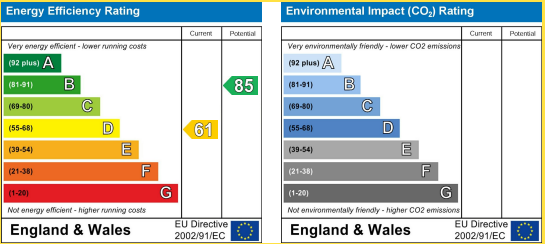
Floor Plan



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.