



TAILOR MADE
SALES & LETTINGS



Overlade Crescent

Coundon, Coventry, CV6 2AT

Offers Over £240,000



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Tailor Made Sales and Lettings are delighted to introduce this very attractive, double bay fronted three bedroom, terraced family home located in a really sought after part of Coundon, Coventry. The property situated on Overslade Crescent, enjoys a lovely outlook, overlooking a large central green area with a sense of space around you.

The property has a beautifully presented, excellent sized rear garden, well cared for, with large paved patio area, lawn, shrub borders, and well stocked flower beds. There is a detached garage at the bottom of the garden with good rear vehicular access.

This excellent family home has bags of potential and scope to extend, re-model and shaped to modern day family living. Many has pushed out an extension to the rear and many have gone into the loft space, creating a further bedroom and en-suite.

The ground floor comprises an entrance hallway, front lounge with attractive bay window, double glazed, central heating radiator and gas fire (not tested). There is a dining room the rear, sliding patio doors to the garden, gas fire (not tested) and scope to knock through to the kitchen to create an open plan kitchen / diner. The kitchen has been extended and comprises a range of wall and base units, laminate counter tops, stainless steel sink drainer, eye-level electric oven, four ring gas hob, space for white goods, double glazed window and door to the garden.

The first floor comprises two spacious double bedrooms, the master with lovely bay fronted double

glazed window, central heating radiator and wardrobes. There is a further single bedroom / home office.

The family bathroom is tiled with a white suite, comprising a bath with shower, WC, wash hand basin, radiator and double glazed window.

The area is well served with excellent local schooling including Hollyfast Primary, Coundon Court Secondary and Christ The King. There is a superb selection of local amenities, shops, parks and medical practices, along with good public transport links in and out of the city.

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.

Tel: 024 76939550

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 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.



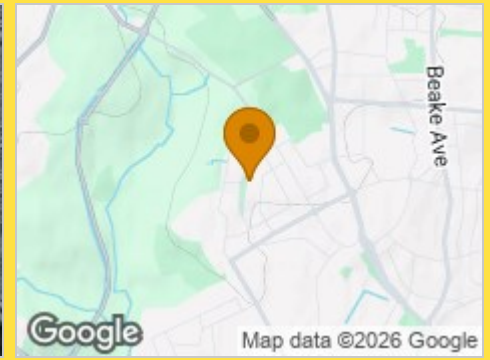
Road Map



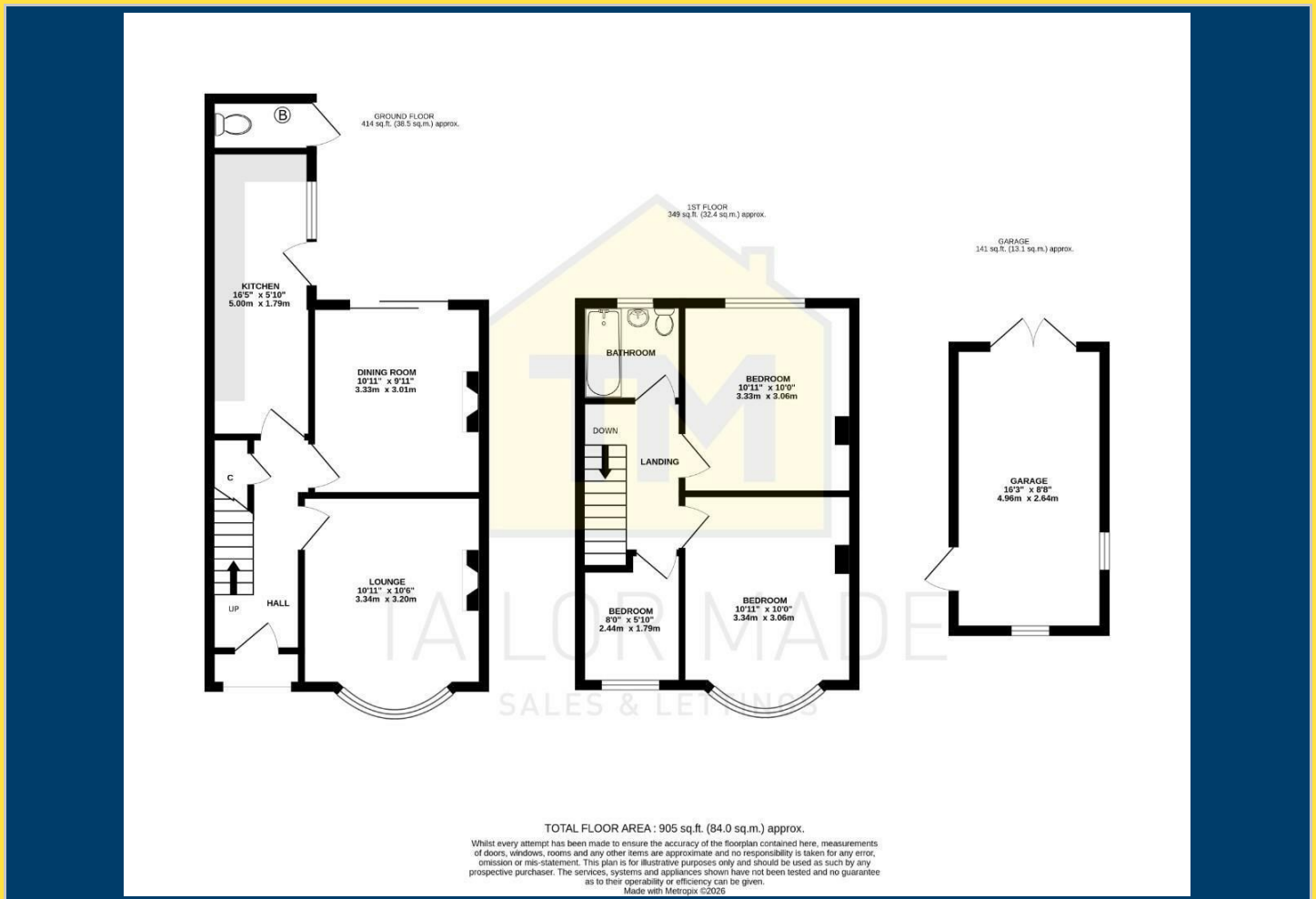
Hybrid Map



Terrain Map



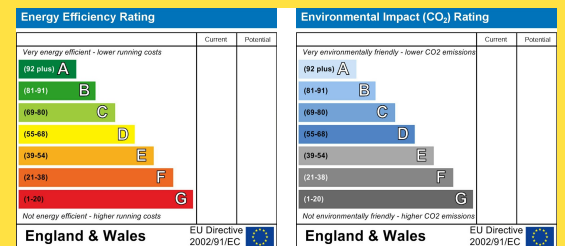
Floor Plan



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.