



**TAILOR MADE**  
SALES & LETTINGS



**Overdale Road**

Whoberley, Coventry, CV5 8AL

Asking Price £120,000



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Tailor Made Sales and Lettings are delighted to offer to market this spacious two double bedroom, second floor apartment located within a quiet residential area, close to a wide range of shops, local amenities and parks. There is excellent public transport links in and out of the city as well as easy access to the road network including the A45, M42 and a short distance to NEC, Birmingham Airport and Warwick University.

This ideal first time purchase or buy to let opportunity, offers a secure communal entrance with intercom system to grant visitors access, well kept communal grounds and stairs to the second floor. Off the entrance hallway is a storage cupboard and doors off to all principle rooms including a spacious lounge / diner, modern fitted kitchen, two spacious double bedrooms and a modern bathroom, comprising a white suite, bath with shower over, wash hand basin, WC, radiator, storage cupboard and double glazed window.

## Full Property Summary

### Entrance Hallway

Doors off to all principle rooms and a storage cupboard.

### Lounge / Diner

Double glazed windows, under floor heating, electric fire place.

### Kitchen

A selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring hob, electric oven, spacer for fridge freezer, washing machine, larder cupboard and double glazed window.

### Bedroom One

Double glazed window and under floor heating.

### Bedroom Two

Double glazed window and under floor heating.

### Bathroom

A modern, fully tiled bathroom, comprising a white suite including a bath with shower over, glass screen, wash hand basin, WC, double glazed window and storage cupboard.

### 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.

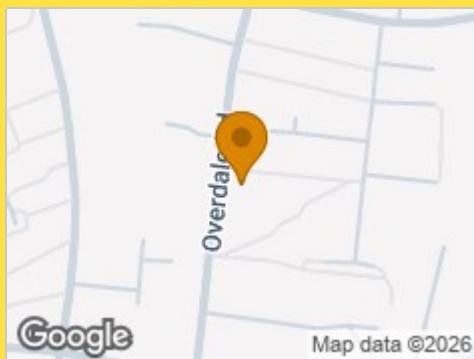
#### Money Laundering Regulations

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



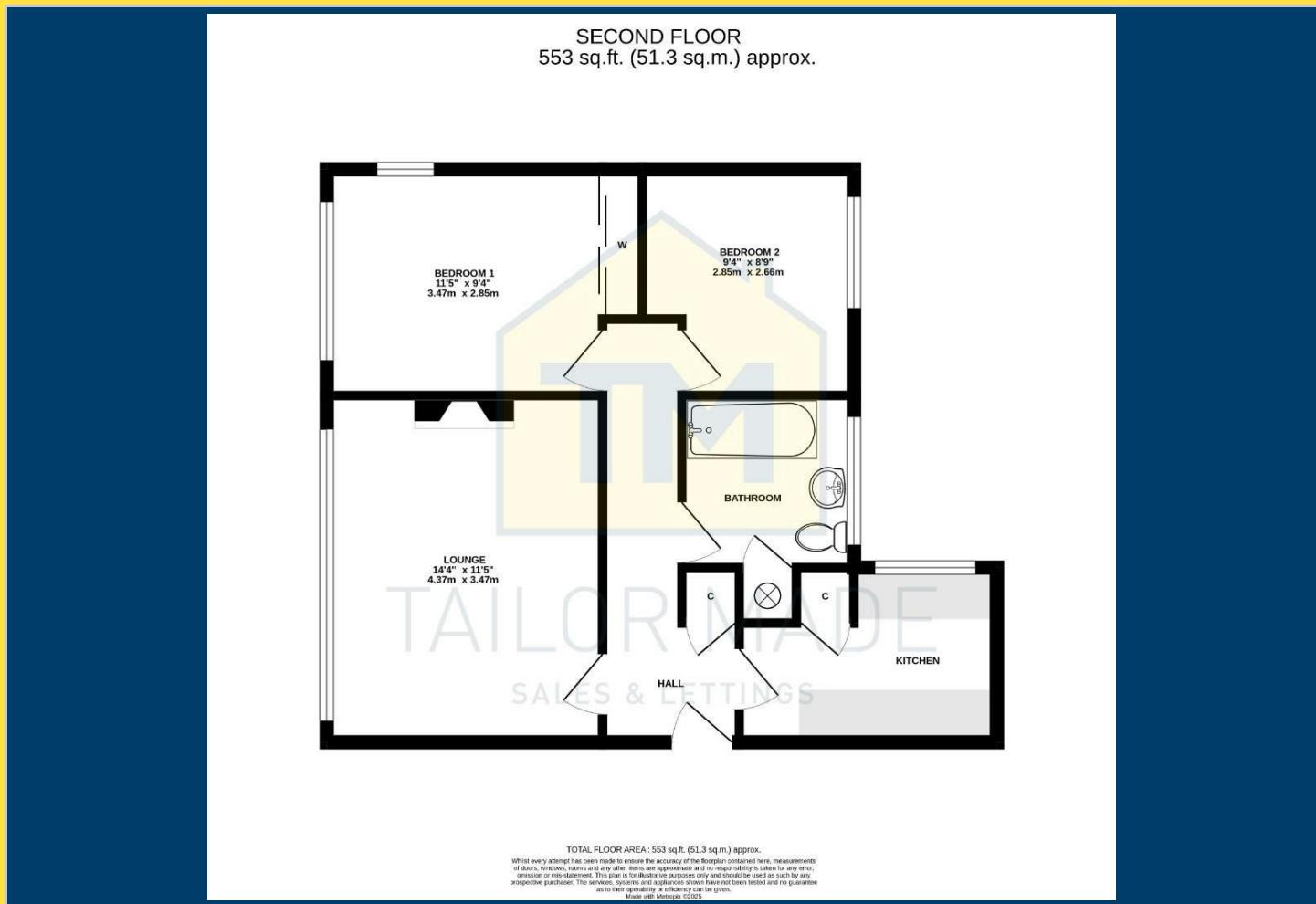
## Hybrid Map



## Terrain Map



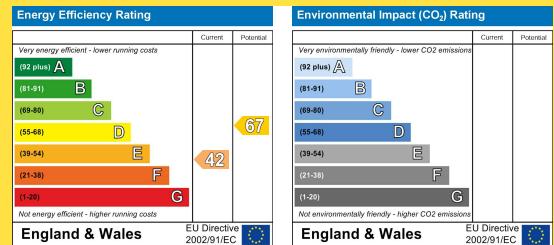
## Floor Plan



## 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.