



TAILOR MADE  
SALES & LETTINGS



## Delius Street

Tile Hill, Coventry, CV4 9PF

Offers Over £240,000





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An exciting opportunity to acquire this rare, vastly improved and extended family home in the popular area of Tile Hill, set amongst excellent local amenities, schools and great transport links including the rail station with links to Birmingham and London.

The property benefits from gated rear vehicular access and off road parking, a private screened frontage behind mature shrubs and beautifully presented gardens front and rear.

The ground floor comprises an extended front porch, entrance hallway with storage, spacious lounge, extended family area / dining room, newly fitted kitchen and spacious utility.

The first floor comprises three well proportioned bedrooms and a modern family shower room.

There are stairs up to a large loft room and walk - in wardrobe which has also been prepared should you wish to convert to an en suite shower room.

Entrance porch

Storage cupboard and door into the entrance hallway

Entrance hallway

Coat storage area, stairs to the first floor accommodation.

Lounge / diner

Modern column radiator, gas fire with cast iron surround, open plan to the extended dining room / family area and door into the kitchen.

Extended dining room

Double glazed windows and patio doors to the garden,

Velux sky lights and radiator.

Kitchen

A modern recently installed full fitted kitchen comprising a range of wall and base units, laminate countertops, composite sink drainer, eye level fitted ovens, four ring hob and space for large fridge freezer. Double glazed window and door onto the garden and door into a large utility room

Utility

Recently replanted and due to be painted neutral colours. Space for washing machine and tumble dryer along with plenty of storage.

First floor landing

Doors off to all three bedrooms, the modern shower room and stairs to the loft room.

Bedroom One

Double glazed window and central heating radiator

Bedroom two

Double glazed window, central heating radiator and built in storage.

Bedroom Three

Double glazed window and central heating radiator

Shower Room

A modern shower room comprising a shower enclosure, wash hand basin, WC, radiator and double glazed window

Tel: 024 76939550

Stairs to the second floor loft room

### Loft Room

Two Velux sky lights, radiator and door into a large walk in wardrobe which is easily converted into an en suite shower room.

### 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

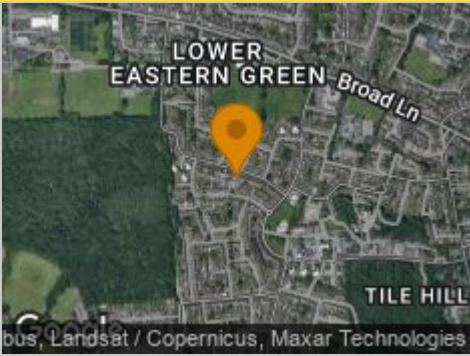
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



Hybrid Map



Terrain Map



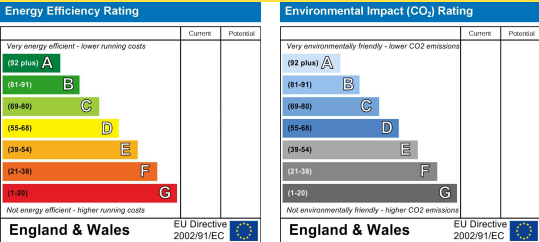
Floor Plan



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.