TAILOR MADE

SALES & LETTINGS

Nunts Lane

Holbrooks, Coventry, CV6 4GH

Asking Price £275,000

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Tailor Made Sales and Lettings are delighted to bring to market this excellent three bedroom, extended semi detached family home, well presented throughout with large rear garden, ample off road parking, spacious open plan kitchen / diner, two separate reception rooms and a lovely modern family bathroom.

The property is perfectly located on the doorstep of excellent primary and secondary school options, wide range of local amenities and easy access to the motorway network. Arena Shopping Park and Arena train Station are also closely situated.

The ground floor offers a spacious entrance hallway, front lounge, rear reception rooms and, currently as an additional bedroom, but could be a playroom / home office. There is an extended, large open plan kitchen / diner, fitted with modern grey gloss wall and base units, breakfast bar, dining space and patio doors onto the large garden.

The first floor has a lovely modern, fully tiled bathroom, fitted with a bath, shower over, glass screen, WC, wash hand basin with vanity unit and double glazed window.

There are two spacious double bedrooms to the front and rear, along with an excellent sized single bedrooms to the front.

Full Property Summary

Entrance Hallway
Doors to the lounge, home office / playroom and extended kitchen / diner. Stairs to the first floor and central heating radiator.

Lounge
Double glazed bay window to the front elevation, central heating radiator and modern electric fire.

Home Office / Playroom / Bedroom
Double glazed window to the side elevation and central heating radiator.

Extended Open Plan Kitchen / Diner
An excellent sized open plan kitchen / diner, great for entertaining and family time together overlooking the garden. A range of modern grey gloss wall and base units, laminate counter tops and breakfast bar area, five ring gas hob, extractor hood, eye-level double oven, sink drainer, fitted dishwasher and space for washing machine and fridge freezer. There are two radiators, ample dining space, double glazed windows, door and patio doors to the garden.

First Floor Landing
Doors off to all three bedrooms and the family bathroom.

Bedroom One
Double glaze Bay window to the front elevation and central heating radiator.

Bedroom Two
Double glaze window to the rear elevation and central heating radiator.

Bedroom Three
Double glazed window to the front elevation and central heating radiator.

Bathroom
A modern fully tiled bathroom comprising a white suite including a bath with shower over, glass screen, WC, wash hand basin with vanity unit, LED mirrored wall cabinet, radiator and central heating radiator to the rear elevation.

Tel: 024 76939550

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

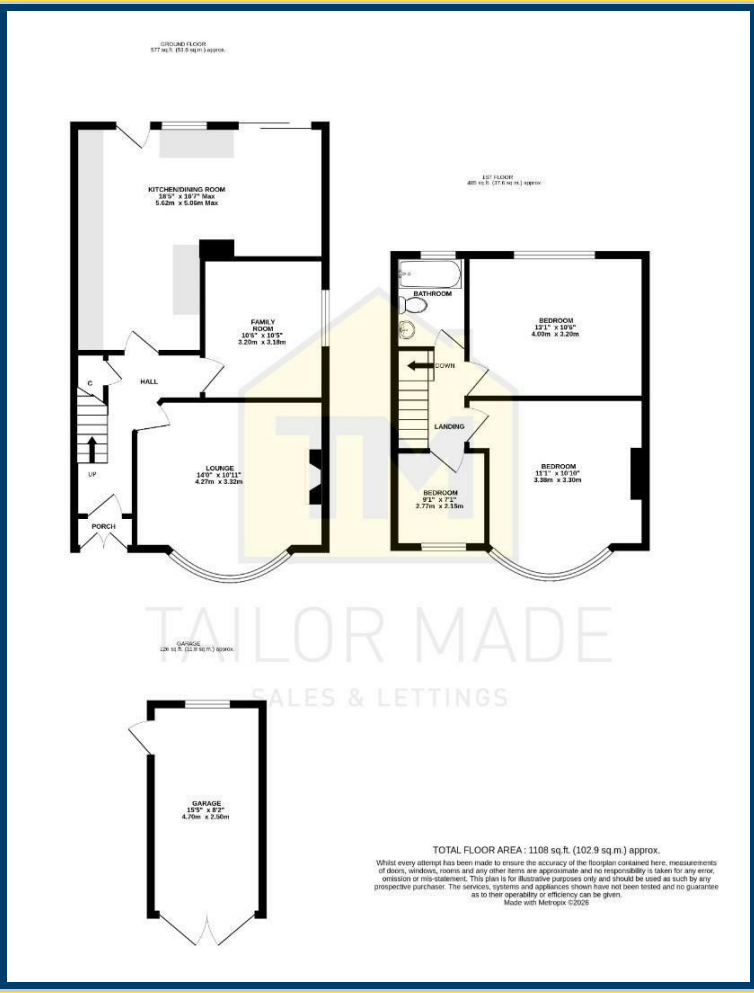
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.

Road Map

Hybrid Map

Terrain Map

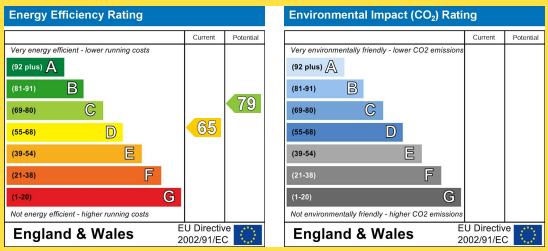
Floor Plan



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.

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