



TAILOR MADE
SALES & LETTINGS



Westbury Road

Chapelfields, Coventry, CV5 8HY

Offers Over £315,000



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Wow! What a transformation! A completely refurbished three bedroom, double bay fronted, extended end of terrace, which has undergone a full scale renovation. Stripped back to brick, the owner has re-wired, re-plastered, re-plumbed and extended this lovely home to suit growing families, looking for a home ready to move straight into!

There is off-road parking to the front, attractive front door and completely landscaped rear garden, benefitting from secure gated side access and new fencing. There is a raised decking area off the kitchen / diner, patio area and steps down to a low maintenance astro turf area, ideal for young children.

The ground floor comprises a bright and welcoming entrance hallway, under stairs storage and doors to the lounge, downstairs WC, utility and extended kitchen / diner. The lounge has a lovely double glazed bay window, new carpets, freshly plastered walls and central heating radiator. There is now the addition of a new downstairs WC, vanity unit and utility area for stacking a washing machine and tumble dryer.

The newly extended kitchen / diner is stunning with striking Ambience LVT flooring, large dining / living space with carefully positioned sockets for wall mounted TV area, brand new contrasting kitchen units, large central island unit, integrated appliances including fridge freezer, dishwasher, oven, four ring electric hob, extractor hood, spot lights, hanging feature lights over the island unit. There is double glazed windows and patio doors onto the garden.

The first floor comprises two spacious double bedrooms and a good sized single bedroom, all of white are freshly plastered, neutrally decorated and newly carpeted. The bathroom is extended and an excellent size, comprising a brand new four piece suite, including a lovely separate shower cubicle, large tub, wash hand basin with vanity unit, WC, stylish sanitary fittings, chrome heated towel rail and double glazed window.

The rear garden has been completely transformed and landscaped, comprising a new fencing, new secure side

gates, raised decking area with balustrade and rope, stoned patio area and steps down to a low maintenance astro turf area.

Full Property Summary

Entrance Hallway

Doors to the kitchen and lounge / diner, stairs to the first floor and central heating radiator.

Lounge

Double glazed bay window to the front elevation, central heating radiator and new carpets.

Downstairs WC and Utility Area

Lovely Ambience LVT flooring, new WC, wash hand basin and vanity unit, space and plumbing for stacking washing machine and tumble dryer.

Extended Kitchen / Diner

A stunning extended kitchen / dining / living space with striking Ambience Herringbone LVT flooring, spot lights and brand new contrasting kitchen units and large central island unit & breakfast bar. The kitchen comprises a range of wall and base units, marble effect laminate counter tops, composite sink drainer, four ring electric hob, electric oven, integrated fridge freezer and dishwasher. There is lots of storage in the island unit, breakfast bar, feature hanging lights, double glazed window and patio doors to the garden. .

First Floor Landing

Doors to all three bedrooms and the bathroom.

Bedroom One

Double glazed bay window to the front elevation, new carpets and central heating radiator.

Bedroom Two

Double glazed bay window to the rear elevation, new carpets and central heating radiator.

Bedroom Three

Double glazed bay window to the front elevation, new carpets and central heating radiator.

Bathroom

A larger than average extended bathroom, comprising a brand new four piece bathroom suite including a large shower enclosure, bath tub, wash hand basin, WC, chrome heated towel rail, stylish sanitary fittings and double glazed window.

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



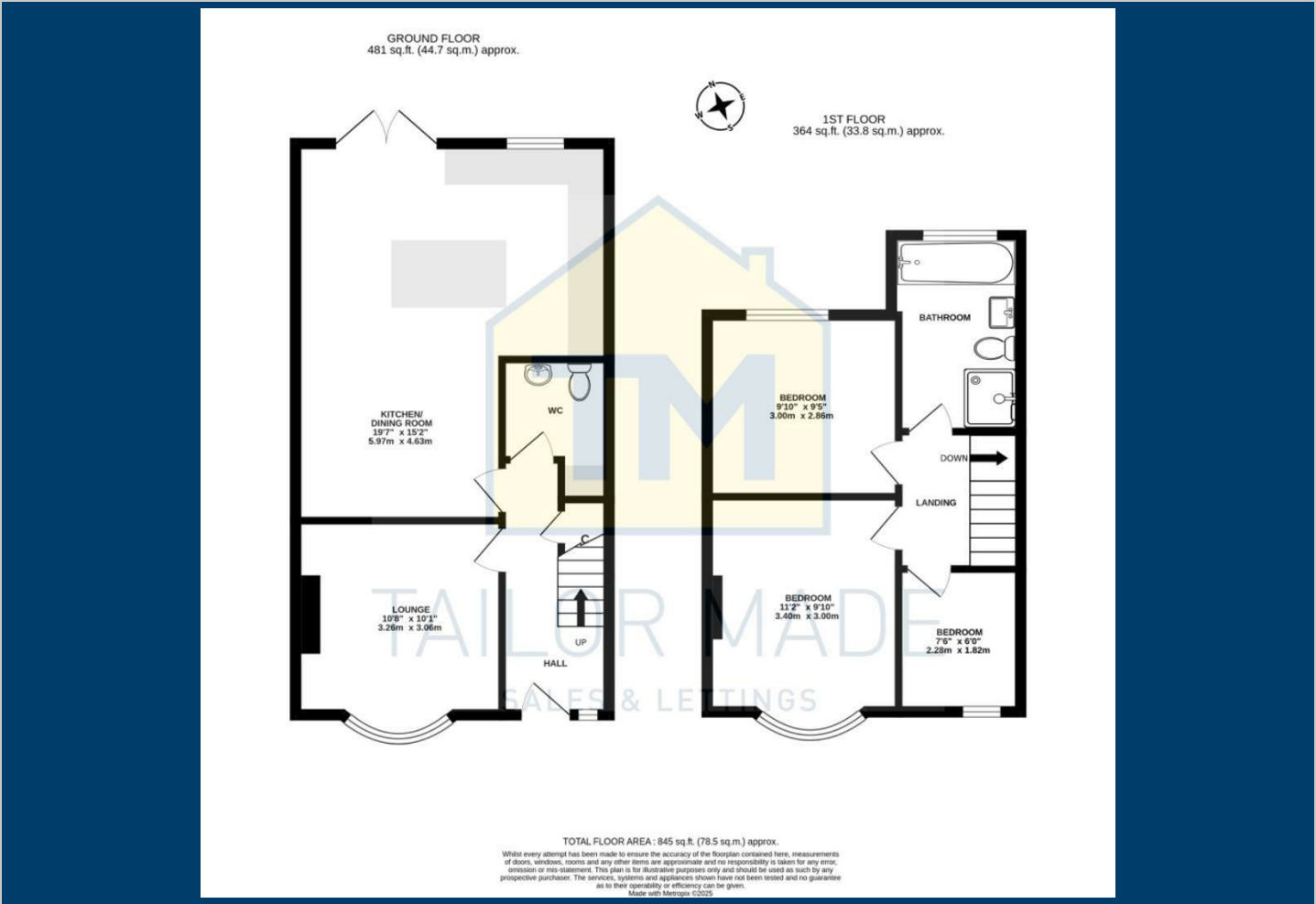
Hybrid Map



Terrain Map



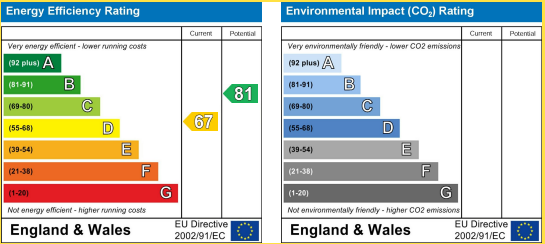
Floor Plan



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.