



TAILOR MADE

SALES & LETTINGS



Childer House, Childer Close

, Coventry, CV6 5NL

Asking Price £135,000



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Tailor Made Sales and Lettings are delighted to offer to market this excellent top floor, two double bedroom, modern apartment with superb views across the city and Coventry Canal, situated on the former Courthaulds Development.

The property is well served with local amenities, public transport links and easy access into the city centre, along with good access to Arena Shopping Park, Arena Rail Station and motorway access. This is an ideal first time purchase, opportunity to downsize or investment purchase with strong rental figures being achieved in the area.

The property has allocated parking, which is visible from the apartment, ample communal outdoor seating area and large open green.

Located on the top floor, via a secure intercom system. The accommodation comprises a large entrance hallway with doors off to a large open plan, living / dining / kitchen area with is bright and airy, three double glazed windows, radiator and modern white gloss units. The kitchen comprises a range of white gloss wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, electric oven, extractor hood over, space for fridge freezer, washing machine and dishwasher. One of the units houses a wall mounted gas combination boiler.

Both bedrooms are an excellent double, the master bedroom benefits from double glazed French doors with Juliet balcony, enjoying excellent views across the city and Coventry Canal. The main bathroom is a generous size with white suite, comprising a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

Full Property Summary

Entrance Hallway

Doors off to all principle rooms and a very large double door, storage cupboard with power supply and could be ideal if you wish to add a tumble dryer.

Living / Dining / Kitchen Area

A very bright and airy open plan, social space with three double glazed windows, central heating radiator and open plan to the modern kitchen.

Kitchen Area

A range of modern white gloss wall and base units, laminate counter tops, four ring gas hob, electric oven, extractor hood, stainless steel sink drainer, space for fridge freezer, washing machine and dishwasher. The meters are enclosed along with a wall mounted gas combination boiler.

Bedroom One

Double glazed french doors with Juliet balcony, excellent views, central heating radiator and built in wardrobes.

Bedroom Two

Double glazed window and central heating radiator.

Bathroom

A generous sized bathroom comprising a white suite, including a bath with shower over, glass screen, WC, wash hand basin, chrome heated towel rail 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)

Tel: 024 76939550

- 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



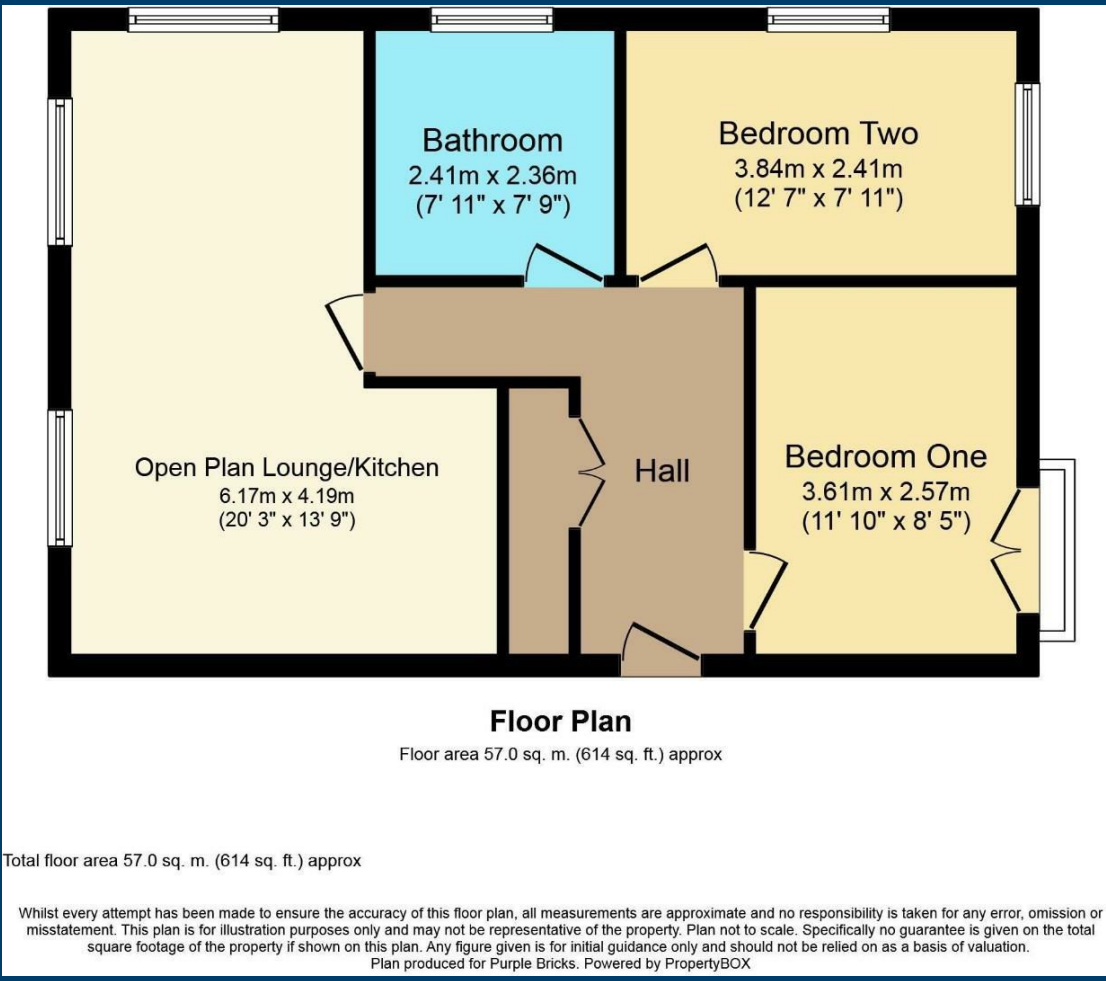
Hybrid Map



Terrain Map



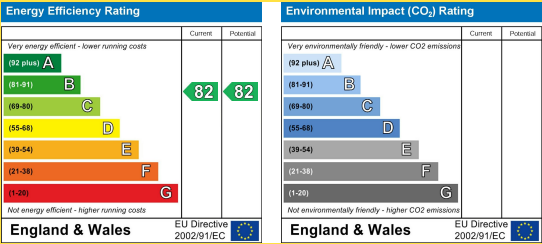
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.