



TAILOR MADE

SALES & LETTINGS



Hathaway Road

Tile Hill Village, Coventry, CV4 9HW

Asking Price £315,000



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Tailor Made Sales and Lettings are delighted to offer to market this beautiful, 1930's traditional semi detached family home, nestled away at the end of a peaceful cul-de-sac within desirable Tile Hill Village. This superbly presented family home is offered for sale with no onward chain and benefits from a full width rear extension, providing a larger kitchen / diner and enlarged dining / family room overlooking the garden.

The property boasts bags of kerb appeal and has a block paved driveway for approximately three vehicles, secure side access and a lovely private rear garden backing onto Woodland. The area is well suited for families with excellent local schooling, wide range of local amenities and a short walk to Tile Hill Rail Station, with direct links to Birmingham New Street, International and London Euston. There is a regular bus service in and out of the city and to nearby Warwick University.

The ground floor has an attractive composite front door with stain glass window, entrance hallway, lovely cosy lounge with bay window and log burning stove. There is a full width rear extension providing a larger kitchen / diner, comprising a range of bespoke freestanding units, breakfast bar, space for cooker, dishwasher, fridge freezer and washing machine. There is a double glazed window overlooking the garden and double glazed door to the side access. The family / dining room also is extended and double glazed patio doors onto the garden, potentially scope to knock through and have one large kitchen / dining / living space if required.

The first floor has another stunning stain glass window to the side elevation, doors off to two excellent double bedrooms, one with an attractive bay window and a good sized single bedroom. The bathroom is well presented, offering a four piece suite including a separate shower enclosure bath, WC, wash hand basin and double glazed

window.

The rear garden is fence enclosed, backing onto woodland, comprising a paved patio area, lawn, shed and shrub borders. There is secure gated access to the front of the property.

Full Property Summary

Entrance Hallway

Doors to the lounge, dining / family room and kitchen / diner. Stairs to the first floor landing.

Lounge

Double glazed bay window to the front elevation, central heating radiator and log burning stove.

Extended Dining / Family Room

Open fire (flue not in regular use), central heating radiator, sky lights and double glazed patio doors to the garden.

Extended Kitchen / Diner

Comprising a range of bespoke freestanding units, breakfast bar, space for cooker, dishwasher, fridge freezer and washing machine. There is a double glazed window overlooking the garden and double glazed door to the side access.

First Floor Landing

Lovely stain glass window, doors off to all three bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Bedroom Three

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

Bathroom

A well presented four piece bathroom suite, comprising a separate shower enclosure, bath, WC, wash hand basin, radiator 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



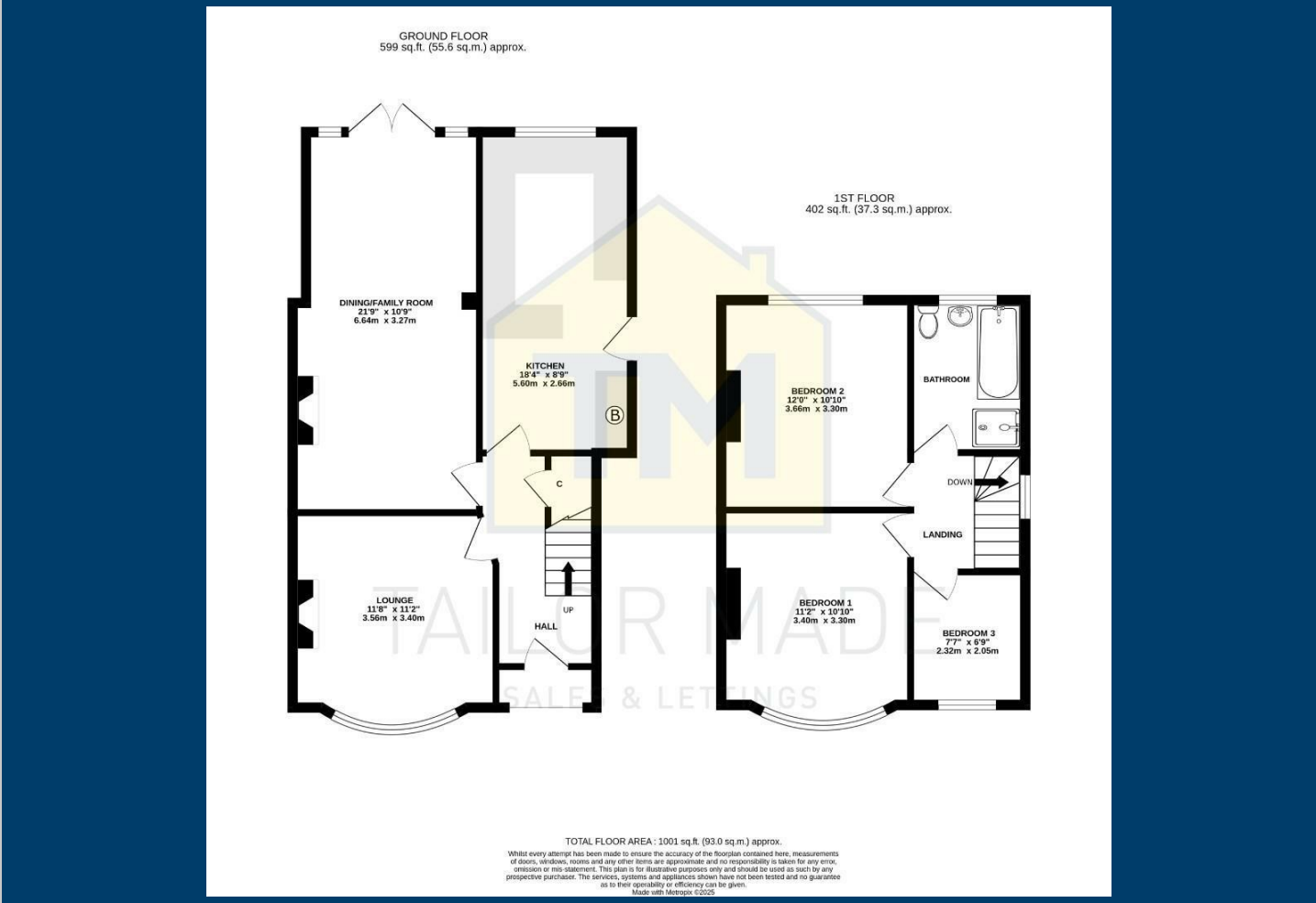
Hybrid Map



Terrain Map



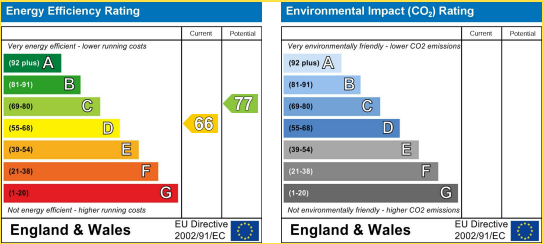
Floor Plan



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