



TAILOR MADE

SALES & LETTINGS



Shirley Gardens

Meriden, Coventry, CV7 7ST

Asking Price £365,000



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Tailor Made Sales and Lettings are delighted to bring to market this stunning modern family home, built only seven years ago by local builders, Damson Homes, renown for their high specification, small development builds and great attention to detail.

This lovely development is nestled away, off Main Road in Meriden, set amongst superb local amenities with great pubs and gastro dining, farm shops, cafe, convenience stores, park and school. There are superb transport links to neighbouring Balsall Common, Kenilworth and Coventry, with easy access to the NEC and Birmingham Airport.

The property enjoys stunning countryside views to the rear, seen by two bedrooms and scope to have a more open fence, such as post and rail to enjoy from the garden and lounge / diner. There is private allocated parking to the front for two vehicles and a lovely, low maintenance, landscaped rear garden.

The property is built and presented to an exceptional standard, ready for a new family to bring in their furniture and enjoy their new home from day one. The ground floor comprises a spacious and welcoming entrance hallway with high quality floor coverings, solid internal doors, oak staircase spindles and balustrade. There are doors off to a stunning modern, fully fitted kitchen, spacious downstairs toilet and the lounge / diner to the rear overlooking the garden.

The kitchen is equipped with a range of white gloss wall and base units, stunning Quartz counter tops, inset one and half bowl sink drainer, integrated fridge freezer, eye-level double oven, four ring gas hob,

extractor hood, dishwasher and washing machine. There is a double glazed window to the front, lovely tiled floor and radiator.

The lounge diner to the rear has a modern wall mounted fire, providing a focal point to the room, double glazed window and double glazed patio doors onto the garden.

The first floor offers two spacious double bedrooms, both with fitted wardrobes and a good sized single bedroom. One of the double bedrooms and the single bedroom are fitted with full black out blinds and enjoy lovely countryside views. There is a modern, fully tiled en-suite shower room with shower enclosure, waterfall shower, wash hand basin with vanity unit, WC, heated towel rail and extractor fan.

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

Tel: 024 76939550

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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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



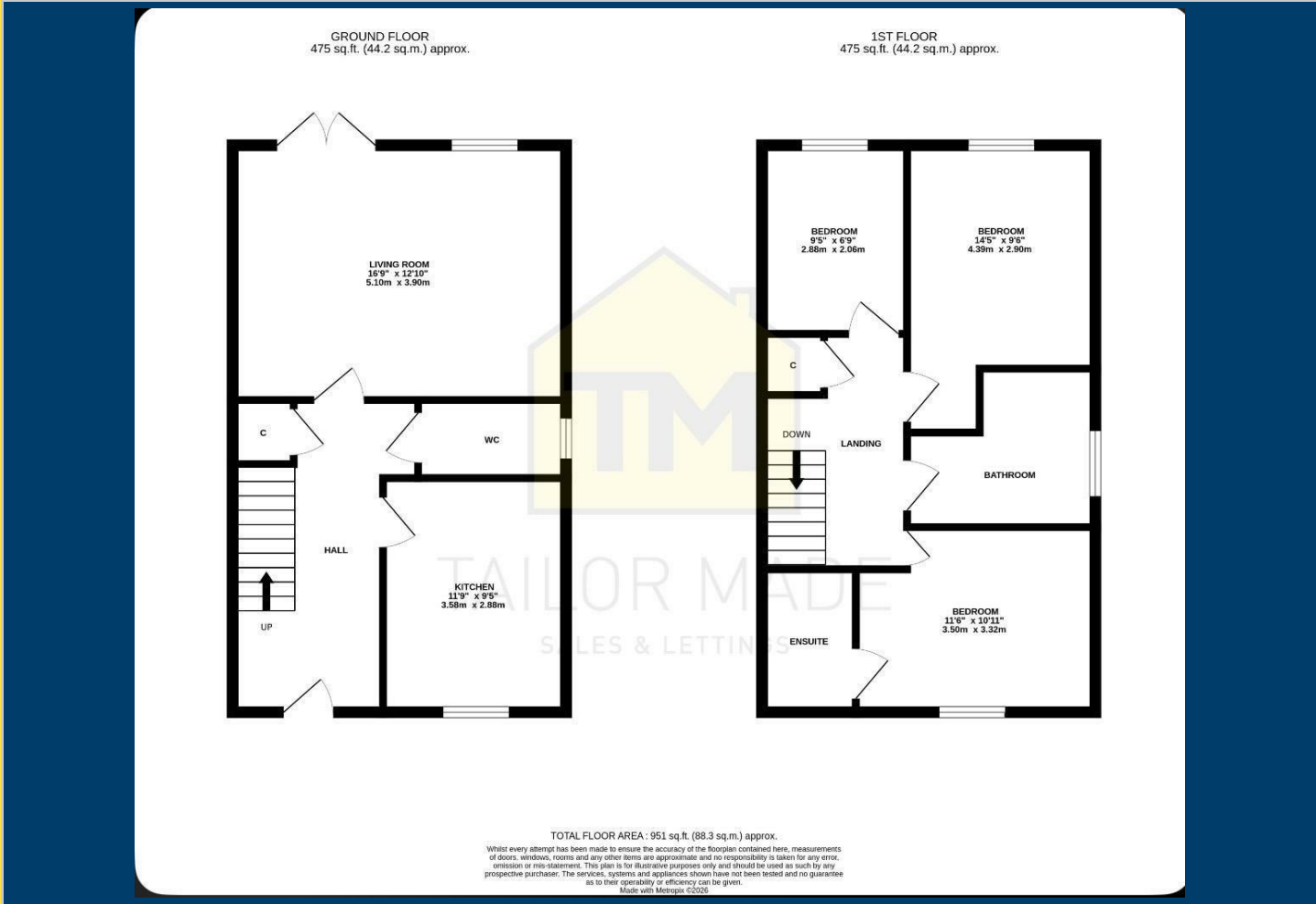
Hybrid Map



Terrain Map



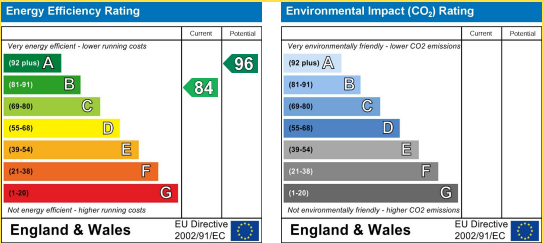
Floor Plan



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.