



TAILOR MADE

SALES & LETTINGS



Philmont Court

Bannerbrook Park, Coventry, CV4 9BF

Asking Price £170,000



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Tailor Made Sales and Lettings are delighted to offer to market this excellent, much improved two double bedroom trendy apartment located on the first floor, tucked away in a peaceful part of the popular Bannerbrook Park development. An ideal purchase for first time buyers, young families, with excellent local amenities and parks, commuters with quick access to Tile Hill Rail Station, providing direct links to Birmingham New Street, International and London Euston. Warwick University is also a very short distance away with cycle routes and regular bus service.

The apartment has been fully redecorated with many upgrades, including the balcony, en-suite shower room and main bathroom. There is allocated off road parking, which is visible from the property. There is a secure intercom communal entrance with stairs to the first floor, where the property's private front door is located.

There is a spacious entrance hallway with storage cupboard and doors off to all principle rooms. There is a large and bright lounge diner with stylish acoustic wall panelling, semi open plan to the kitchen, upgraded electric heaters and double glazed patio doors to the private balcony. The kitchen comprises a selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob, electric oven, space for fridge freezer and washing machine, extractor fan and double glazed window to the side elevation.

There are two spacious double bedrooms, both with upgraded electric heaters, double glazed windows and the master bedroom, benefits from a modern, upgraded en-suite shower room, comprising a shower enclosure, wash hand basin, WC, radiator and double

glazed window. The main bathroom has been recently upgraded and comprises a white suite including a bath tub, mixer tap with shower outlet, wash hand basin, WC and radiator.

Full Property Summary

Entrance Hallway

A spacious entrance hallway with storage cupboard, electric heater and doors off to all principle rooms. Intercom entrance to allow visitors access to the communal door

Lounge / Diner

Double glazed windows and doors to the balcony, feature acoustic panel wall, upgraded electric heater and semi open plan to the kitchen.

Kitchen

The kitchen comprises a selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob, electric oven, space for fridge freezer and washing machine, extractor fan and double glazed window to the side elevation.

Bedroom One

Double glazed window to the rear elevation, upgraded electric heater and door to the en-suite shower room.

En-Suite Shower Room

A modern shower enclosure, modern tiling, WC, wash hand basin, radiator and double glazed window.

Bedroom Two

Double glazed window to the front elevation, electric heater.

Bathroom

A modern upgraded bathroom comprising a white suite, including a bath tub, mixer tap with shower outlet, modern tiling, wash hand basin, WC, radiator and extractor fan.

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.

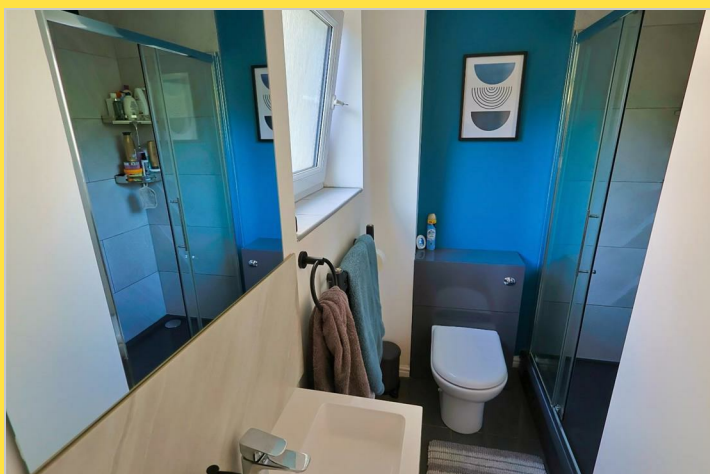
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



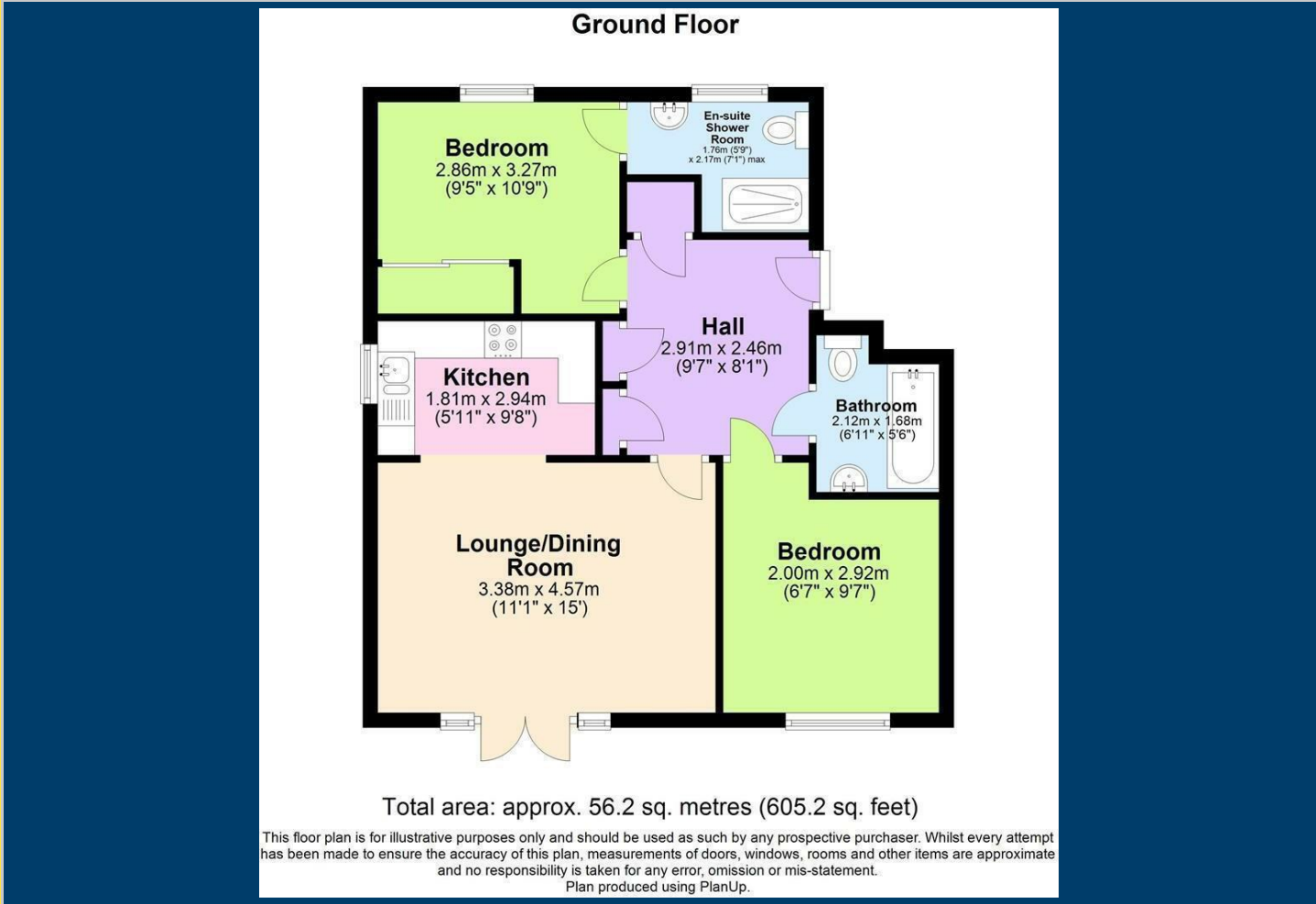
Hybrid Map



Terrain Map



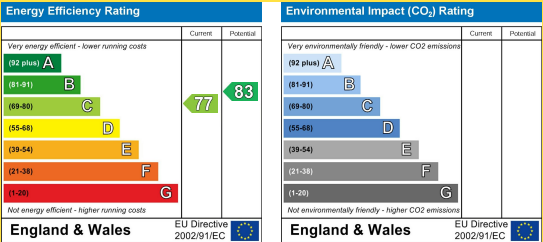
Floor Plan



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.