



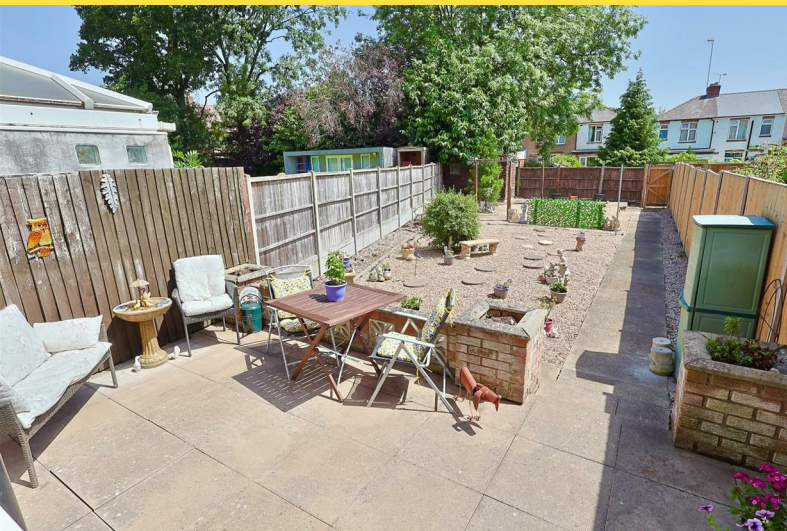
TAILOR MADE
SALES & LETTINGS



Fir Tree Avenue

Tile Hill, Coventry, CV4 9FL

Offers Over £220,000



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Tailor Made Sales and Lettings are delighted to bring to market this beautifully presented, three bedroom terraced property situated on a quiet street in the popular "Tree's" area, on the edge of Tile Hill. Well served with local amenities, shops, good schooling and quick access to the A45, then linking you to M42, Birmingham Airport, NEC and also back into Coventry City Centre.

This beautifully presented home, makes for a perfect first time purchase or family home, with superb sized plot, scope to create a front driveway and excellent sized rear garden, offering future potential to extend or add a garden room.

The ground floor comprises an entrance hallway, spacious through lounge / diner with patio doors onto the garden. There is a modern fitted kitchen with selection of wall and base units, new Lamona eye-level oven, four ring electric hob, space for fridge freezer and washing machine, double glazed window and door leading out to the garden.

The first floor landing area has doors off to generous sized double bedrooms, a good sized single bedroom / home office, airing cupboard housing the new gas combination boiler and the modern bathroom. The bathroom is a full tiled, comprising a white suite including a bath with shower over, glass screen, wash hand basin with vanity unit, WC, radiator and double glazed window.

Full Property Summary

Entrance Hallway

Doors off to the lounge / diner, kitchen and stairs to the first floor.

Lounge / diner

Double glazed window to the front elevation, radiator, gas fire with stone surround, ample dining space, further radiator and double glazed patio doors to the garden.

Kitchen

There is a modern fitted kitchen with selection of wall and base units, new Lamona eye-level oven, four ring electric hob, space for fridge freezer and washing machine, double glazed window and door leading out to the garden.

First Floor Landing

Doors to all three bedrooms, the airing cupboard and bathroom.

Bedroom One

Double glazed 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 radiator.

Bathroom

The bathroom is a full tiled, comprising a white suite including a bath with shower over, glass screen, wash hand basin with vanity unit, WC, 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 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



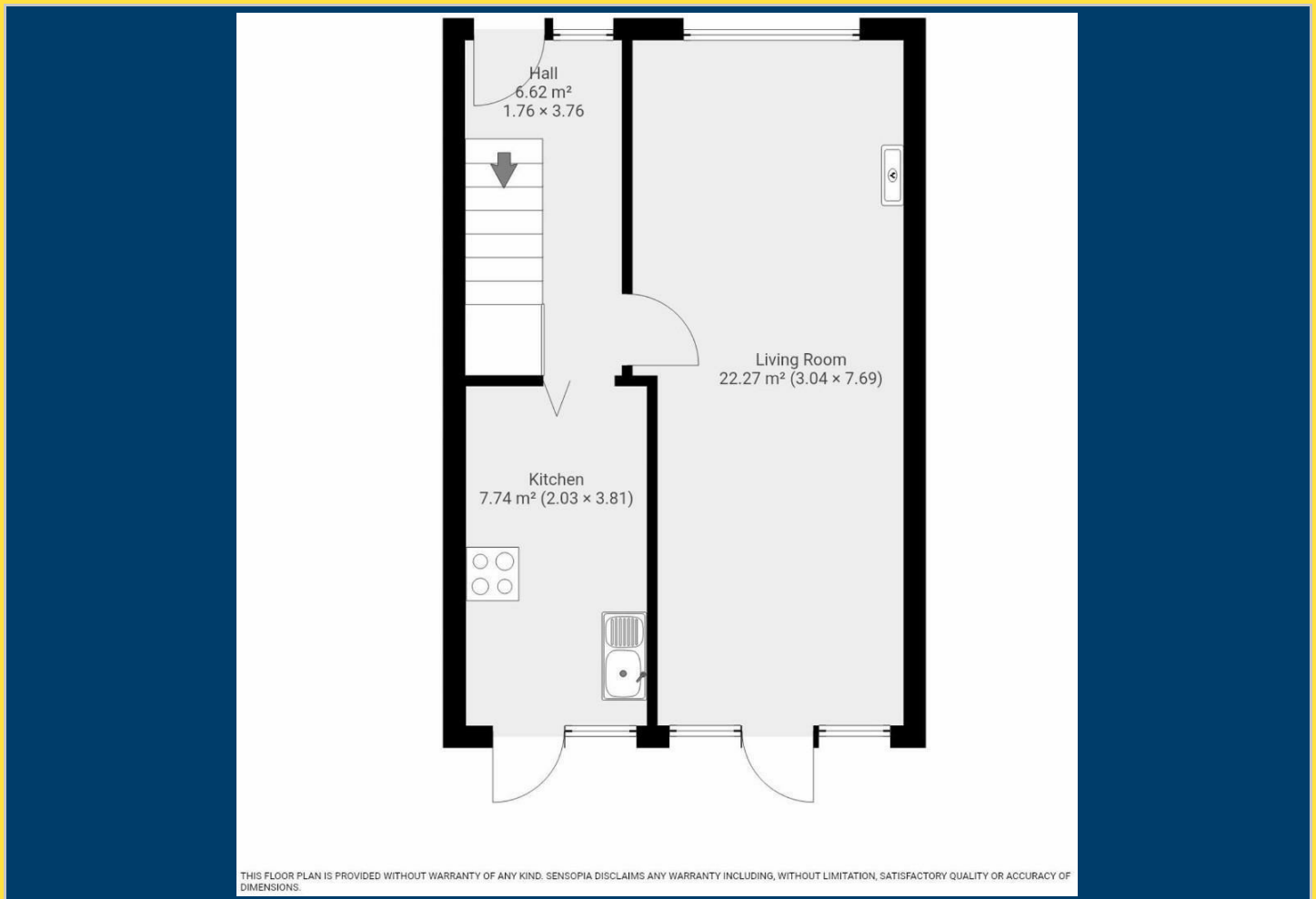
Hybrid Map



Terrain Map



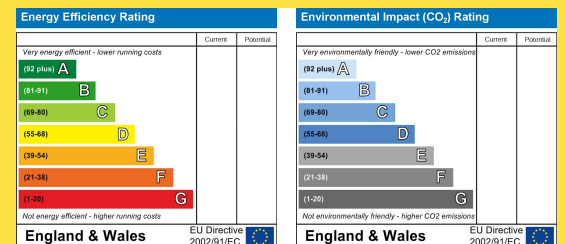
Floor Plan



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