



TAILOR MADE
SALES & LETTINGS



Geoffrey Close

Wyken, Coventry, CV2 3GE

Asking Price £170,000



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Full description

Tailor Made Sales and Lettings are delighted to offer to market this excellent starter home or buy to let opportunity in popular Wyken. A smartly presently and recently redecorated two double bedroom end terraced nestled away in a quiet cul de sac with the huge benefit of off-road parking and no onward chain.

The ground floor has a small entrance porch, door into a good sized lounge with bay window, door straight through into a modern open plan kitchen with door and window onto the private low maintenance rear garden.

The first floor offers two good sized double bedrooms, modern bathroom and access to the loft space.

Wyken is a popular residential area, set amongst a huge range of local amenities, larger retail stores, short distance to UHCW and business parks making this a fantastic property purchase for the money.

Full Property Summary

Entrance Hallway

Door into the lounge and stairs to the first floor accommodation.

Lounge

Double glazed bay window to the front elevation, modern wall mounted electric fire and central heating radiator. There is an under stairs storage cupboard.

Kitchen

A modern white fitted kitchen with laminate counter tops, four ring gas hob, electric oven, extractor hood, sink drainer, integrated dishwasher, space for fridge freezer and washing machine. Double glazed window to the rear and double glazed door into the garden.

First Floor Landing

Doors off to both bedrooms and the bathroom

Bedroom One

Two Double glazed windows to the front elevation, built in cupboard and central heating radiator

Bedroom Two

Double glazed window to the rear elevation and central heating radiator

Bathroom

A modern bathroom comprising a white suite, including a bath with shower over, modern tiles, wash hand basin with vanity unit. WC. radiator, 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.



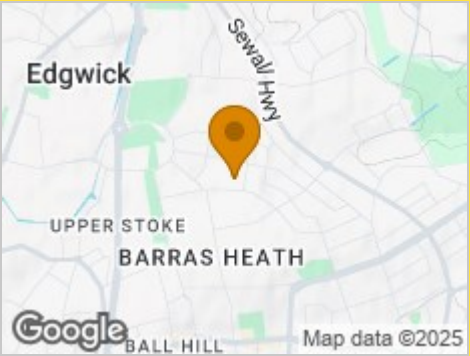
Road Map



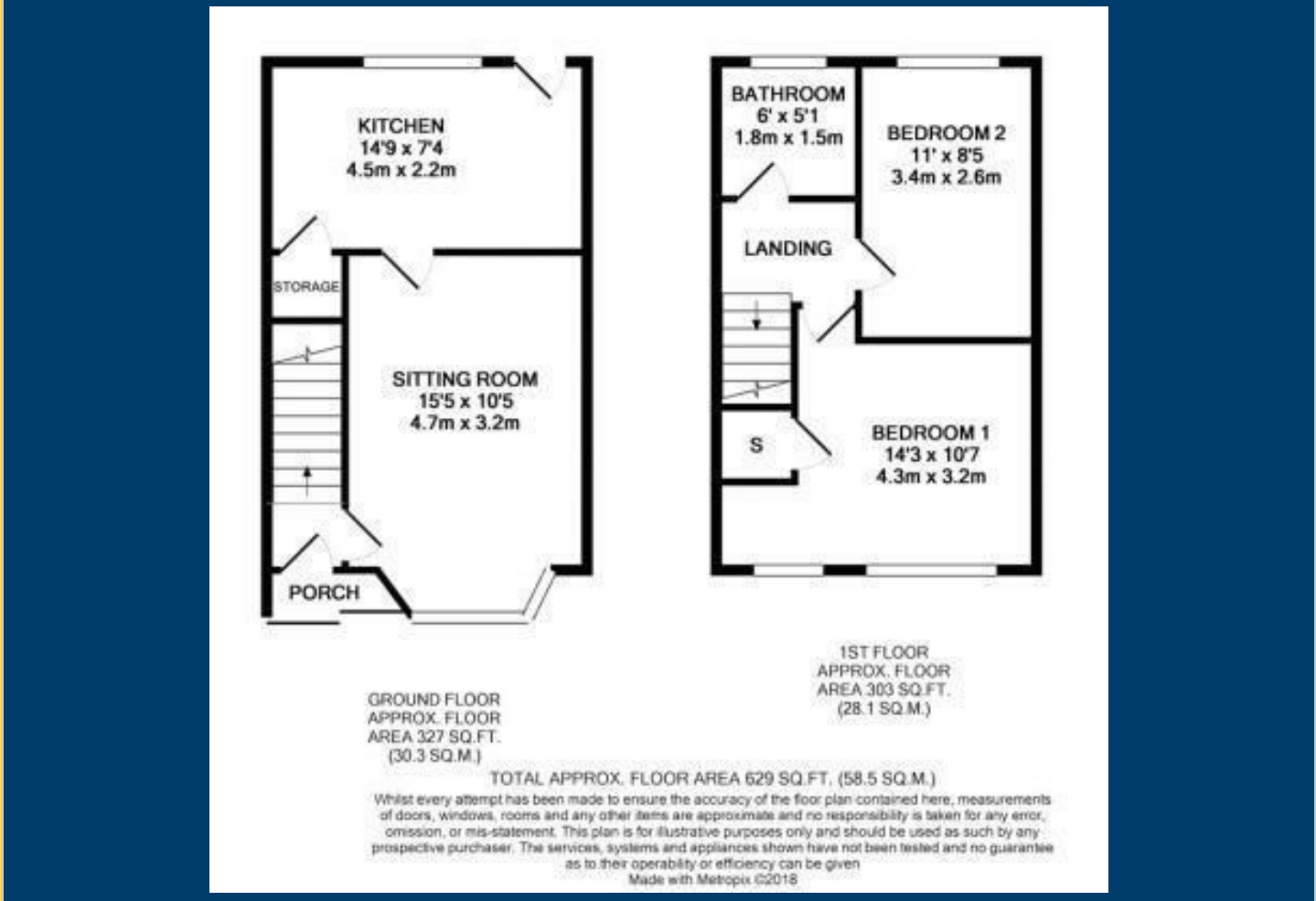
Hybrid Map



Terrain Map



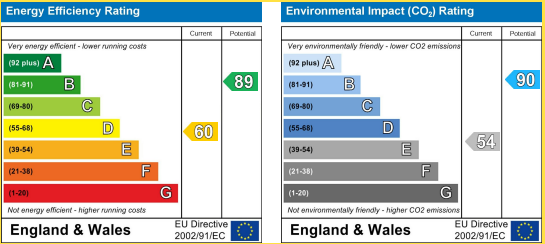
Floor Plan



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