



TAILOR MADE

SALES & LETTINGS



Charter Avenue

Canley, Coventry, CV4 8EB

Asking Price £210,000

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Tailor Made Sales and Lettings are delighted to introduce this excellent two double bedroom, end of terraced property, located in the very popular and convenient location, within Canley. Situated a stone's throw from Warwick University Campus and Canon Park Shopping Centre, where there is a large Aldi, Tesco, various retail and food outlets.

Well located for excellent road link in and out of the city, easy connections to NEC and Birmingham Airport, a short distance from Canley Rail Station with direct links into the city centre, Birmingham and London.

The property has an excellent sized block paved frontage and lovely, private, manicured rear garden.

The ground floor comprises a small entrance hallway with door into the lounge, open plan updated kitchen / diner, backing onto the rear garden. The first floor comprises two excellent double bedrooms and the bathroom, which comprises an updated white suite, including a bath with shower over, glass screen, WC and wash hand basin.

The rear garden, which is very well maintained, comprising a paved patio area, lawn, well stocked flower beds and paved patio, leading to a timber shed. There is secure, gated side access to the front driveway.

Full Property Summary

Entrance Hallway

Door to the lounge, stairs to the first floor.

Lounge

Double glazed window to the front elevation, central heating radiator and gas fire with brick surround. Door leading into the kitchen / diner.

Kitchen / Diner

A selection of wall and base units, laminate counter tops, one and half bowl stainless steel sink drainer, freestanding cooker with four ring gas hob, space for white goods, dining area, double glazed window and door leading onto the garden and wall mounted Worcester Bosch combination boiler.

First Floor Landing

Doors off to both double bedrooms and the bathroom.

Bedroom One

Double glazed window and central heating radiator.

Bedroom Two

Double glazed window and central heating radiator.

Bathroom

Fully tiled, comprising an updated white suite including a bath with shower over, glass screen, wash hand basin, 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

Tel: 024 76939550

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



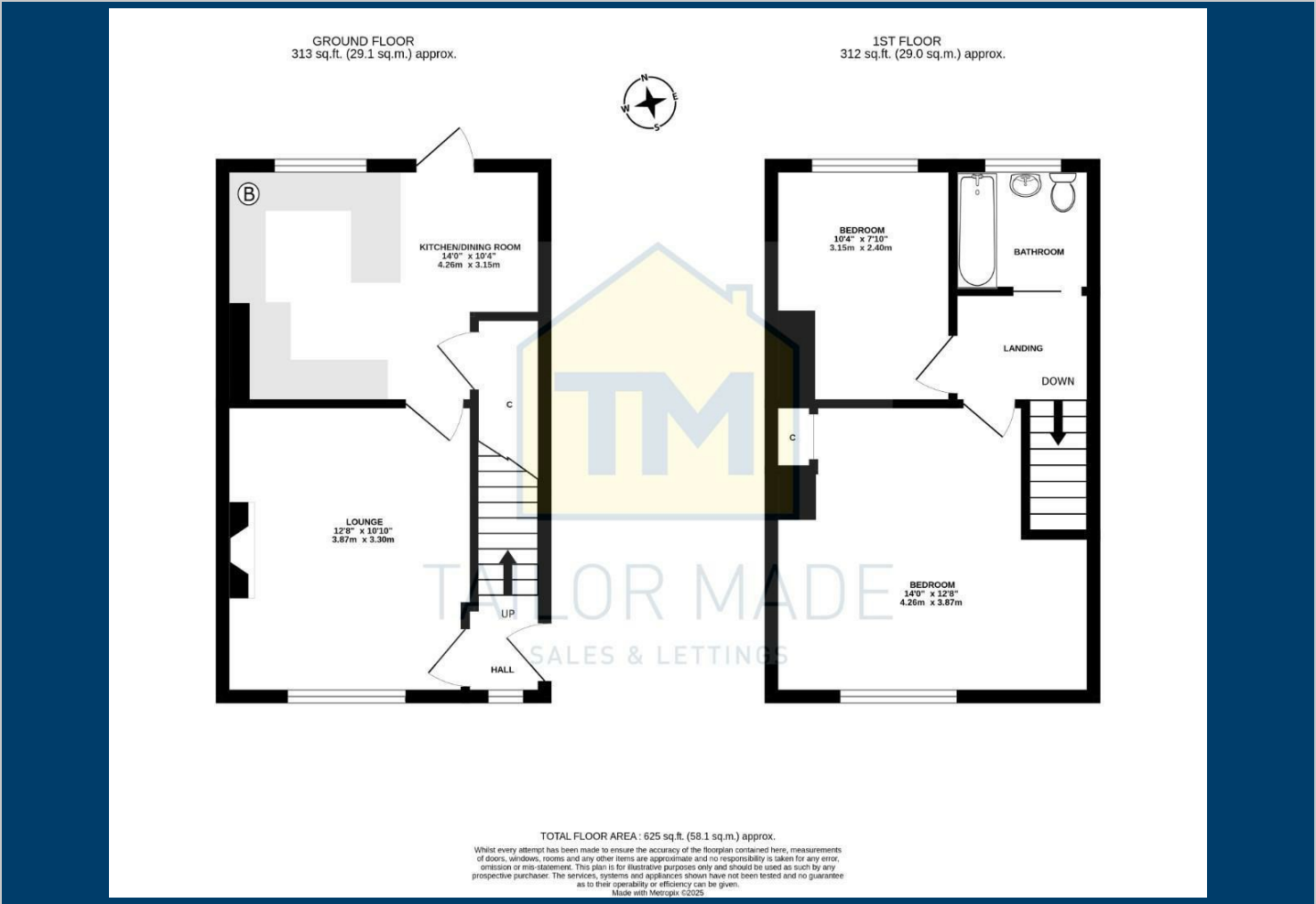
Hybrid Map



Terrain Map



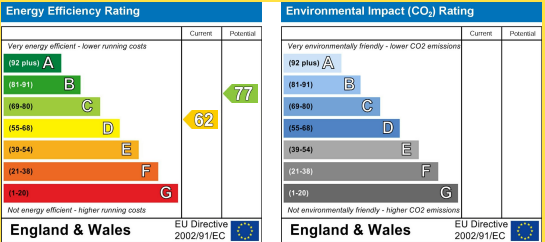
Floor Plan



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.