



TAILOR MADE
SALES & LETTINGS



Barbican Rise

Stoke Hill Estate, Coventry, CV2 5NR

Offers Over £264,000



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A lovely family home, nestled away on a quiet cul-de-sac, next door to Stoke Floods Nature Reserve and Lake, superb local amenities and excellent primary and secondary school catchment area.

The property is situated on a lovely corner plot with ample off road parking, gated side access to the garden and the huge advantage of a fully converted garage, now offering an additional reception room or ground floor bedroom with downstairs WC.

The ground floor accommodation comprises an entrance porch with invaluable storage, large open plan L-shaped lounge / dining / kitchen area with modern units, breakfast bar, integrated appliances and patio doors onto the garden. The converted garage, off the lounge / diner is a good size, currently set up as an additional bedroom, but could be an additional reception room or many other uses. There is a downstairs, utility area, WC and wash hand basin, with scope to create a full en-suite shower room.

The first floor has a stunning four-piece family bathroom with shower enclosure, large stand alone bath tub, wash hand basin with vanity unit, WC, heated towel rail and double glazed window.

Access to fully boarded loft with ladder providing ample storage.

There are two excellent sized double bedrooms and a very reasonably sized bedroom three.

Full Property Summary

Porch

Glazed door into the lounge / diner, built in storage. Double glazed window to the side elevation

Open Plan Lounge / Dining Kitchen

Double glazed window to the front elevation, central heating radiators, stairs to the first floor open plan to the kitchen and double glazed patio doors to the garden.

The Kitchen Area

A range of modern wall and base units, Quartz counter tops and breakfast bar, inset sink drainer, built in soap dispenser. Integrated appliances include a four ring induction hob, electric oven, feature extractor hood with LED lighting, slimline dishwasher and 70/30 fridge freezer. There is a double glazed window to the rear.

Reception Room / Bedroom Four

A beautiful converted garage with well proportioned, multi purpose room, with double glazed window to the front elevation, radiator and door into a utility cupboard, downstairs WC with wash hand basin and scope to create a shower room.

First floor landing

Doors off to all three bedrooms and the family bathroom.

Bedroom One

Double glazed window to the front elevation, built in wardrobe 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, built in wardrobe and central heating radiator

Bathroom

Tel: 024 76939550

A beautiful four piece bathroom suite with shower enclosure, large bath tub, wash hand basin with vanity unit, WC, heated towel rail and double glazed window

Garden

A lovely, south facing, private landscaped rear garden, fence enclosed with two secure gates to the side access road, paved patio area, lawn, greenhouse and composite shed.

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.



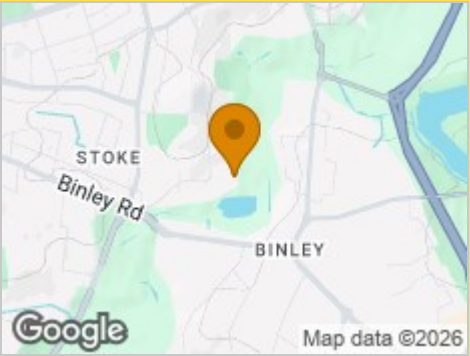
Road Map



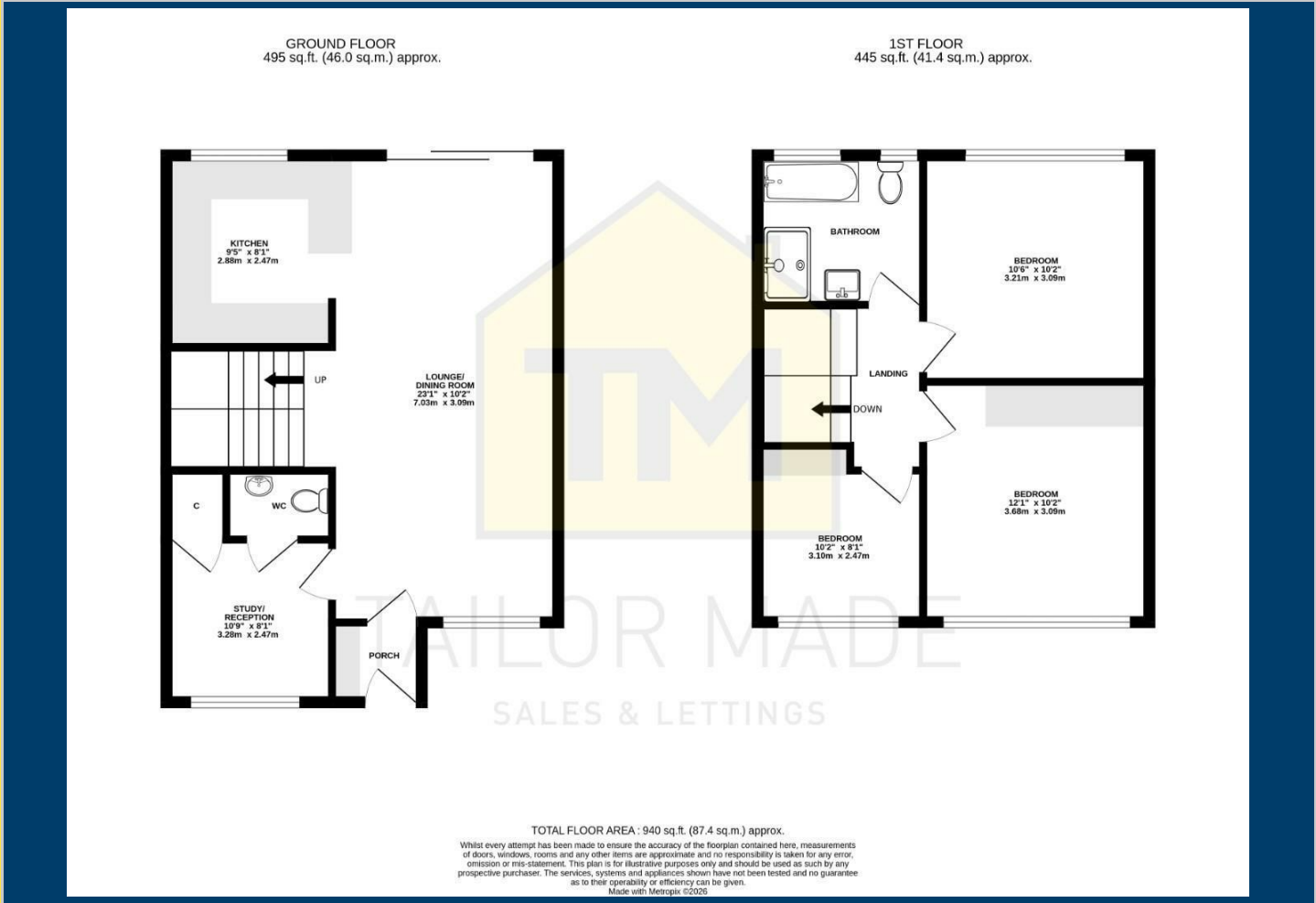
Hybrid Map



Terrain Map



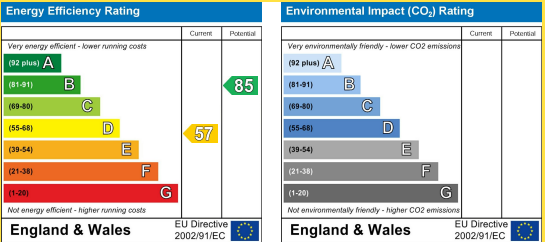
Floor Plan



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.