



TAILOR MADE
SALES & LETTINGS



Lythalls Lane

Holbrooks, Coventry, CV6 6FN

Asking Price £250,000



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A superb addition to the property market with this superbly presented, traditional semi detached and extended family home. A dream home for those who are fond of a great size garden and love outdoor space with 50 meters plus of mature, established garden space including large patio, large lawn, mature shrubs and potential vegetable patch for those looking for something more self sustainable.

Very conveniently positioned amongst a wide range of local amenities, shops, Arena Retail park, Arena train station, easy access to the A444, M6 and M69.

The ground floor offers a large welcoming porch and entrance hallway, sizeable front lounge and rear dining room, extended modern fully fitted kitchen to the rear.

The first floor offers generous sized, well decorated bedrooms, the master with ample fitted storage.

The main bathroom is modern, fully tiled and comprises a bath with shower over, wash hand basin and WC.

Full Property Summary

Entrance Hallway

Doors off to the lounge and dining room, double glazed window to the side elevation and stairs to the first floor

Lounge

Double glazed windows in the bay, wall mounted remote controlled electric fire with colour changing settings, central heating radiator

Dining Room

Double glazed windows to the side elevation, under

stairs storage, glazed window to the kitchen and ample wardrobes for additional storage, radiator and door into the kitchen

Kitchen

An extended, modern kitchen with vaulted ceiling, overlooking the large garden.

A range of wall and base units, laminate counter tops, sink drainer, four ring gas hob, electric oven, extractor hood, fitted fridge freezer, space for a dishwasher, double glazed window and door to the garden and large radiator.

First Floor Landing

Doors off to all three bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, ample fitted wardrobes, cast iron feature fire place and central heating radiator

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Bedroom Three

Double glazed window to the rear elevation and central heating radiator

Bathroom

A modern fully tiled bathroom comprising a white suite including a bath with shower over, wash hand basin, WC, heated towel rail 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

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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



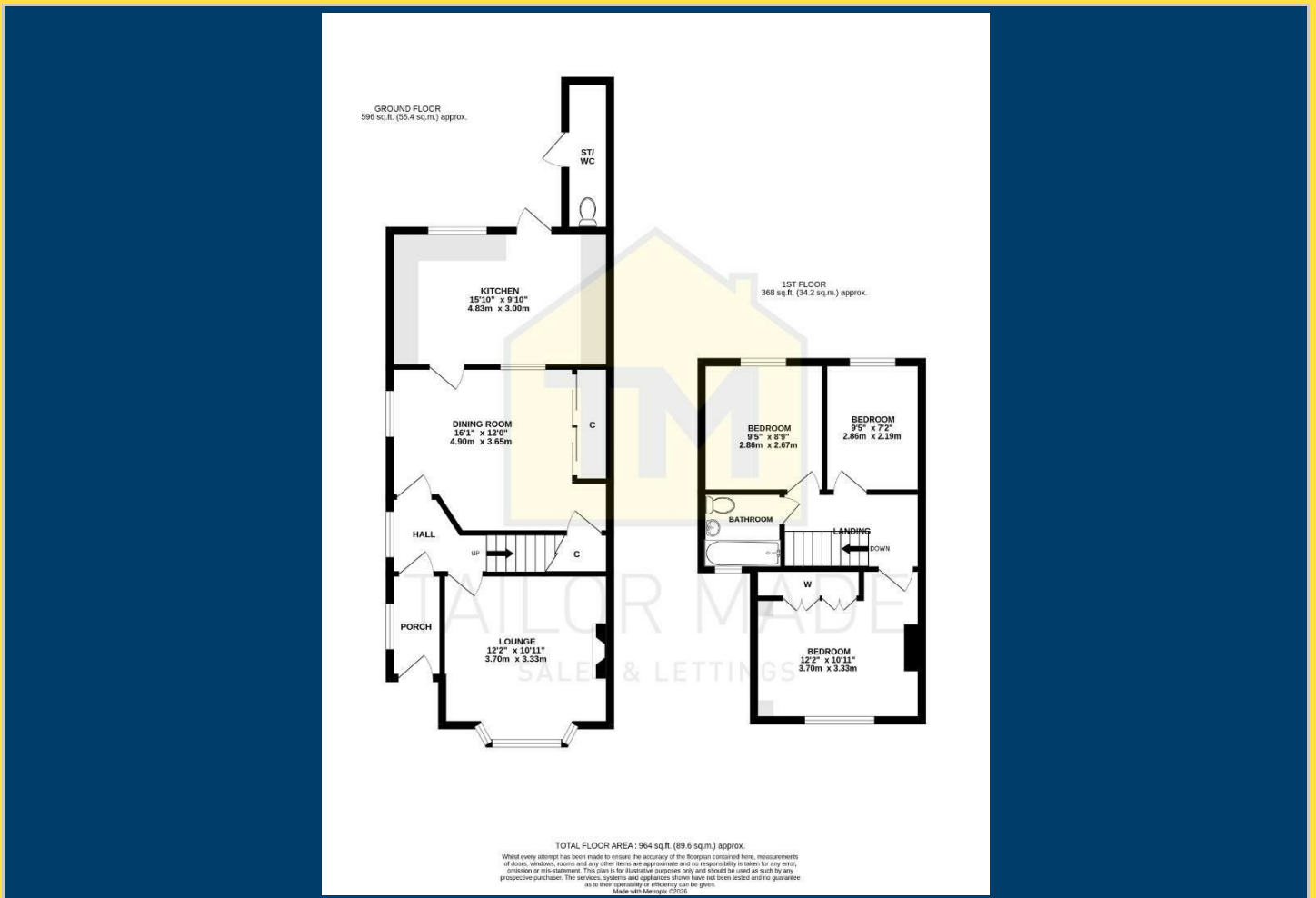
Hybrid Map



Terrain Map



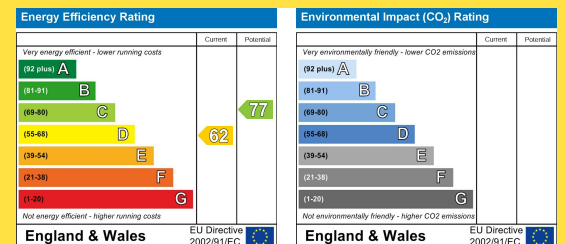
Floor Plan



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.