



TAILOR MADE  
SALES & LETTINGS



## Heronbank

Nailcote Grange, Coventry, CV4 9XN

Offers In Excess Of £360,000



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Tailor Made Sales and Lettings are pleased to bring to market this well presented, four bedroom, detached family home, situated within a quiet cul-de-sac on the Nailcote Grange development, tucked behind Avalon Court on Banner Lane.

An ideal position for growing families looking to take advantage of an excellent school catchment area, for both primary and secondary school options, great public transport links with regular bus service in and out of the city and connecting you to Warwick University Campus. Tile Hill Station is close. by with direct links to Birmingham Airport, Birmingham New Street and London Euston.

The property has a driveway providing off-road parking for two vehicles and scope to create one further space if the lawn was converted. There is the huge bonus of a converted garage, creating an additional reception room, ideal for a home office, playroom or bedroom if a window was to be added in place of the garage door.

The ground floor accommodation comprises a entrance hallway, downstairs WC, modern fully fitted kitchen with upgraded units, counter tops and breakfast bar. There is the converted garage, currently used as a home office, lounge and dining room, open plan to each other across the rear of the property both double glazed window and door to the garden.

The first floor comprises four good sized bedrooms, the master with built in wardrobes and en-suite shower room. The main bathroom comprises a white suite including a bath, WC, wash hand basin, airing cupboard, radiator and double glazed window.

The rear garden is a good sized family garden with secure side access, fence enclosed with paved patio, curved pathway leading to a timber shed, decking area and lawn.

Full Property Summary

## Entrance Hallway

Doors off to the converted garage, downstairs WC, kitchen and lounge / dining area. Radiator and stairs to the first floor.

## Kitchen

A range of upgraded wall and base units, laminate counter tops, breakfast bar, modern tiling, five ring gas hob with extractor hood above, double oven, fitted fridge freezer, space for dishwasher, washing machine and tumble dryer, modern column radiator, double glazed window to the front and double glazed door to the side elevation.

## Downstairs WC

WC and wash hand basin.

## Converted Garage / Reception Room

Power, lighting and extractor fan.

## Lounge

Double glazed bay window to the rear elevation, overlooking the garden, radiator and modern fire place. Open plan to the dining room.

## Dining Room

Radiator and double glazed patio doors to the garden,

## First Floor Landing

Doors off to all four bedrooms and the family bathroom.

## Bedroom One

Double glazed window to the rear, built in wardrobes, radiator and door into the en-suite shower room.

## En-Suite Shower Room

WC, wash hand basin, radiator, shower enclosure and double glazed window to the side elevation.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the rear elevation, built in wardrobes and central heating radiator.

## Bedroom Four

Double glazed window and central heating radiator.

## Bathroom

A white suite including a bath, wash hand basin, WC, radiator, airing cupboard and double glazed window.

Tel: 024 76939550

## 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



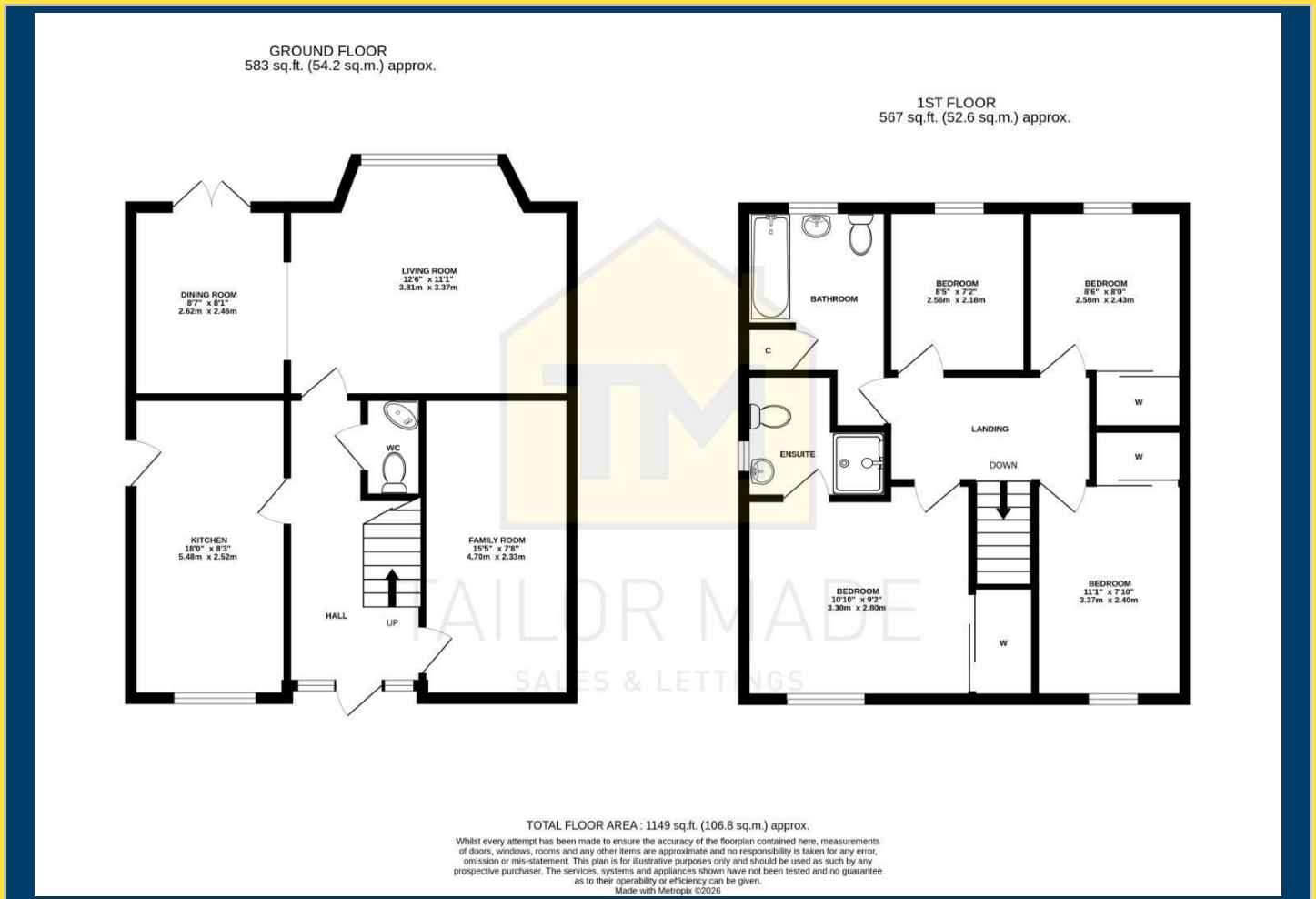
## Hybrid Map



## Terrain Map



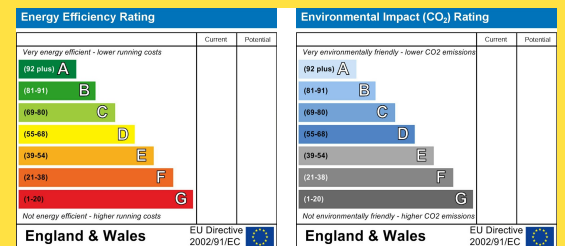
## Floor Plan



## 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.