



TAILOR MADE  
SALES & LETTINGS



## Oak Way

, Coventry, CV4 9UH

Asking Price £240,000



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## Full description

Tailor Made Sales and Lettings are delighted to introduce this spacious three double bedroom, family home located on a quiet cul-de-sac within the desirable and established area of Banner Brook. The property is currently tenanted but offered for sale with no onward chain and benefits from off-road parking to the front for two vehicles, as well as an integral garage, offering future scope to potentially be converted into another room, subject the necessary consents.

The area is well served by local amenities at nearby Bannerbrook Park and Tile Hill Village, good choices of schooling and a short distance to Tile Hill Rail Station, providing direct trains to the Airport, Birmingham New Street and London Euston, making this a great option for commuters. Road links provide easy access to neighbouring Balsall Common and Kenilworth, along with easy access to Coventry City Centre and Warwick University.

The ground floor comprises a small entrance hallway, spacious through lounge / diner, kitchen (which could be knocked through to create a kitchen / diner, downstairs WC and access into the garage.

The first floor comprises three good sized double bedrooms, the master with built in wardrobes and the huge benefit of an en-suite shower room. The main family bathroom is modern, comprising a white suite including a bath with shower over, WC, wash hand basin, radiator and double glazed window.

The rear garden is fence enclosed, fairly low maintenance with paved patio, lawn and shrub borders.

Full Property Summary

## Entrance Hallway

Door to the lounge / diner, stairs to the first floor.

## Lounge / Diner

Double glazed window to the front and rear elevation, central heating radiator and door into the kitchen

## Kitchen

A range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, extractor hood, electric oven, space for washing machine, radiator, double glazed window and door to the garden and door to the downstairs WC

## Cloakroom

WC, wash hand basin, radiator and double glazed window.

## First Floor Landing

Doors to all three bedrooms and the bathroom.

## Bedroom One

Double glazed window, central heating radiator, built in wardrobes and door to the en-suite.

## En-Suite

A modern fully tiled en-suite shower room, comprising a shower enclosure, wash hand basin with vanity unit, WC, radiator and double glazed window.

## Bedroom Two

Double glazed window and central heating radiator.

## Bedroom Three

Double glazed window and central heating radiator.

## Bathroom

A modern, tiled bathroom with bath, shower over, wash hand basin, WC, radiator 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 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.

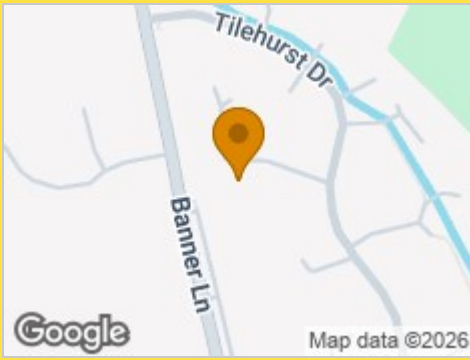
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## 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



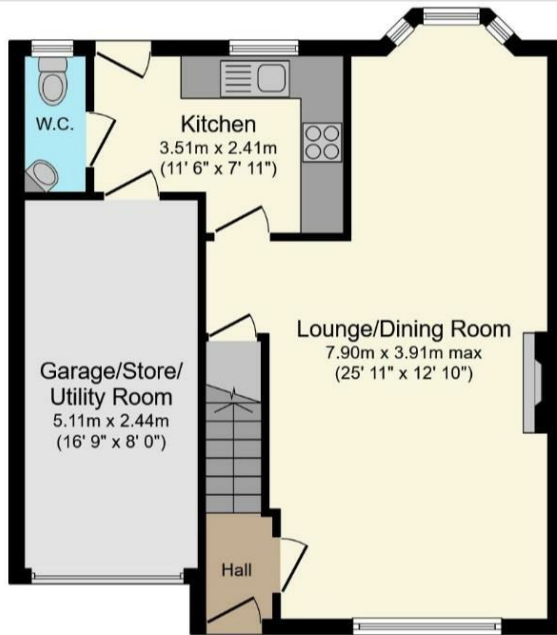
## Hybrid Map



## Terrain Map

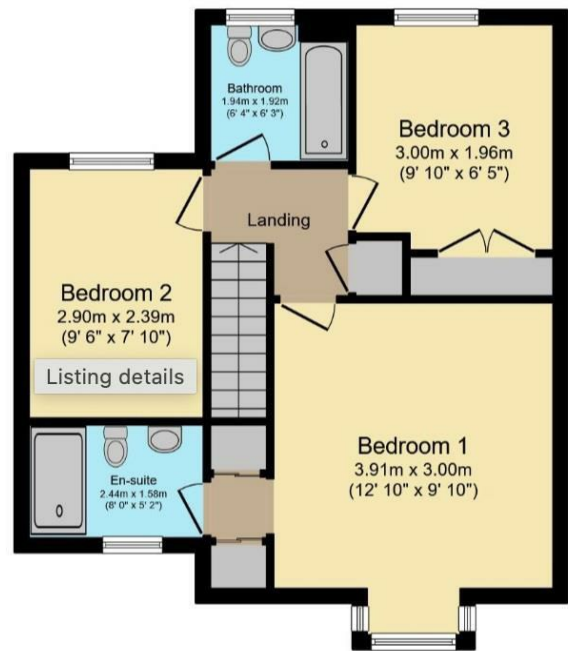


## Floor Plan



### Ground Floor

Floor area 56.7 sq.m. (611 sq.ft.) approx



### First Floor

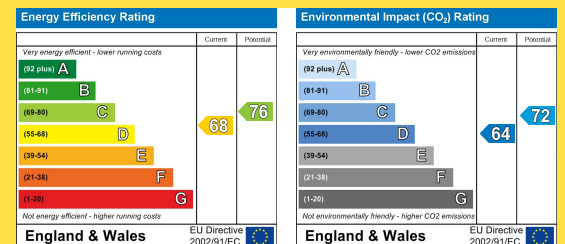
Floor area 51.9 sq.m. (558 sq.ft.) approx

Total floor area 108.6 sq.m. (1,169 sq.ft.) approx

## 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.