



TAILOR MADE

SALES & LETTINGS



Rookery Lane

Holbrooks, Coventry, CV6 4GQ

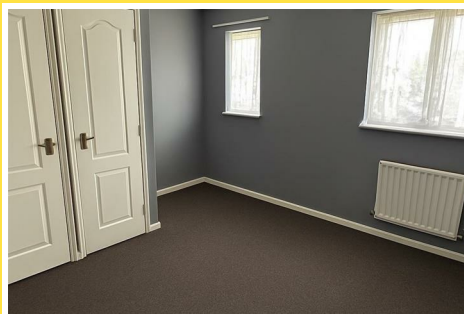
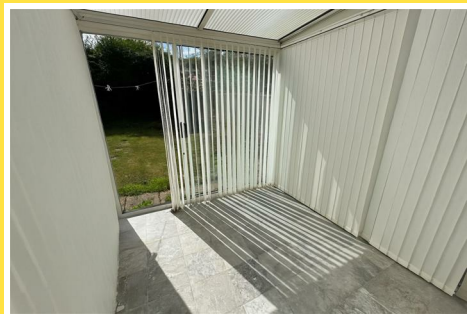
Asking Price £185,000



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Tailor Made Sales and Lettings are delighted to bring to market this excellent two double bedroom semi detached property, located on a peaceful no-through road, in the popular area of Holbrooks. The area is well served by local amenities, wide range of shops, public transport links, excellent schooling and easy access to Arena Shopping Park and the motorway network.

The property is an ideal first time purchase, buy to let opportunity or somewhere low maintenance to downsize to. The property is offered for sale with no onward chain and has the huge benefit of two allocated off-road parking spaces, directly to the front of the property.

The ground floor accommodation comprises an entrance hallway, modern fully fitted kitchen, spacious lounge / diner and sliding patio doors into the conservatory. The first floor comprises two spacious double bedrooms and a modern shower room.

Full Property Summary

Entrance Hallway

Doors to the kitchen and lounge, stairs to the first floor.

Kitchen

A range of wall and base units, laminate counter tops, four ring gas hob, electric oven, extractor hood, stainless steel sink drainer, space for fridge freezer and washing machine. Double glazed window to the front elevation and central heating radiator.

Lounge

Double glazed sliding doors to the conservatory, gas fire and central heating radiator.

Conservatory

Double glazed windows to both sides and double glazed sliding patio doors to the garden.

First Floor Landing

Doors to both double bedrooms and the shower room

Bedroom One

Two double glazed windows to the front elevation, built in wardrobes and central heating radiator

Bedroom Two

Double glazed window to rear elevation and central heating radiator.

Shower Room

A fully tiled, modern shower room, comprising a walk in enclosure with glass screen, wash hand basin, WC, chrome 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 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



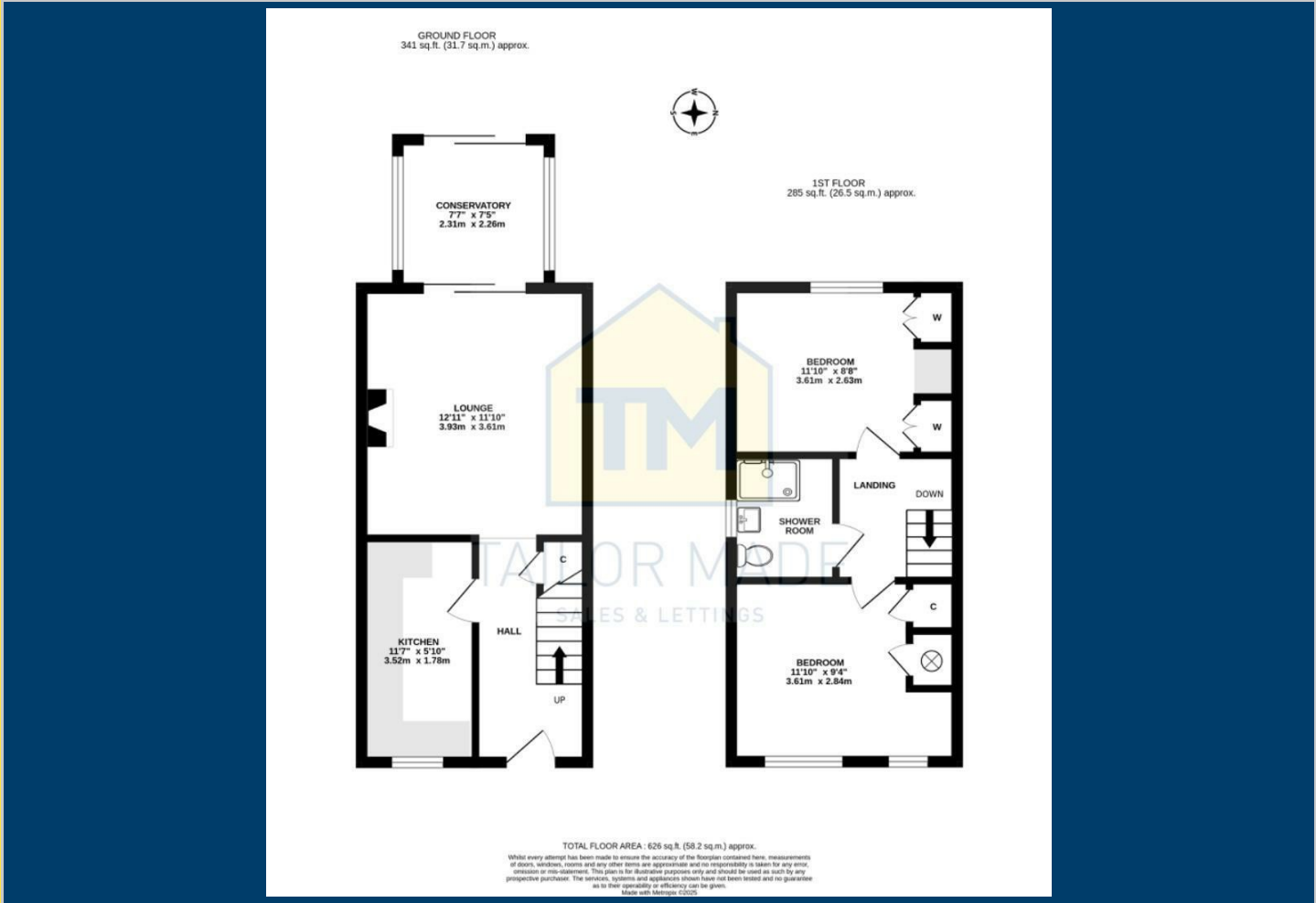
Hybrid Map



Terrain Map



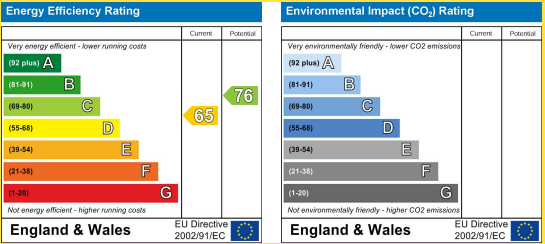
Floor Plan



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.