



TAILOR MADE

SALES & LETTINGS



Masser Road

Holbrooks, Coventry, CV6 4JX

Asking Price £185,000



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Tailor made sales and lettings are delighted to introduce this excellent three bedroom semidetached family home in need of modernisation but offering excellent potential for a new homeowner to add their own stamp, style and colour choices to this well built family property. The property is situated in a quiet residential road located in the popular location of Holbrooks, a short distance from the CBS Arena and Arena retail shopping park. The nearby shopping park offers a large Tesco superstore, M & S Foodhall and various popular retail outlets as well as food facilities. There is a train station located at the arena as well as easy access to the motorway network including the M6, M1 and M69. Holbrooks as an area offers excellent local amenities as well as close by popular school choices.

The property has gated vehicle access to the side elevation leading to a detached single garage. There are low maintenance front and rear gardens.

The ground floor accommodation comprises an entrance hallway door into a spacious lounge leading through to an open plan kitchen diner and large under stairs pantry cupboard which houses the meter units and a wall mounted gas combination boiler.

The first floor accommodation comprises a modern recently re-fitted shower room, two spacious double bedrooms and a well sized single bedroom .

This property offers superb potential for a new buyer to add their own stamp on their next family home and it's offered for sale with no onward chain.

Full property summary

Entrance Hallway

Door into the lounge and stairs to the first floor accommodation.

Lounge

Double glaze bay window to the front elevation gas fire and central heating radiator, door into the kitchen diner

Kitchen / Diner

A selection of wall and base units, laminate countertops, tiled splashback areas, stainless steel sink drainer, freestanding cooker with four ring gas hob and glass splashback, built in fridge freezer, space for washing machine and dishwasher, under stairs pantry cupboard, double glazed window and double glazed door leading onto the garden.

First Floor Landing

Doors off to all three bedrooms and the main bathroom.

Bedroom One

Double glaze window to the front elevation and central heating radiator

Bedroom Two

Double glaze window to the rear elevation and central heating radiator

Bedroom Three

Double glazed window to the front elevation and central heating radiator

Shower Room

A recently refitted modern fully tiled shower room comprising a shower enclosure, shower, wash hand basin, WC, radiator and double glaze window to the rear elevation .

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

Tel: 024 76939550

- 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



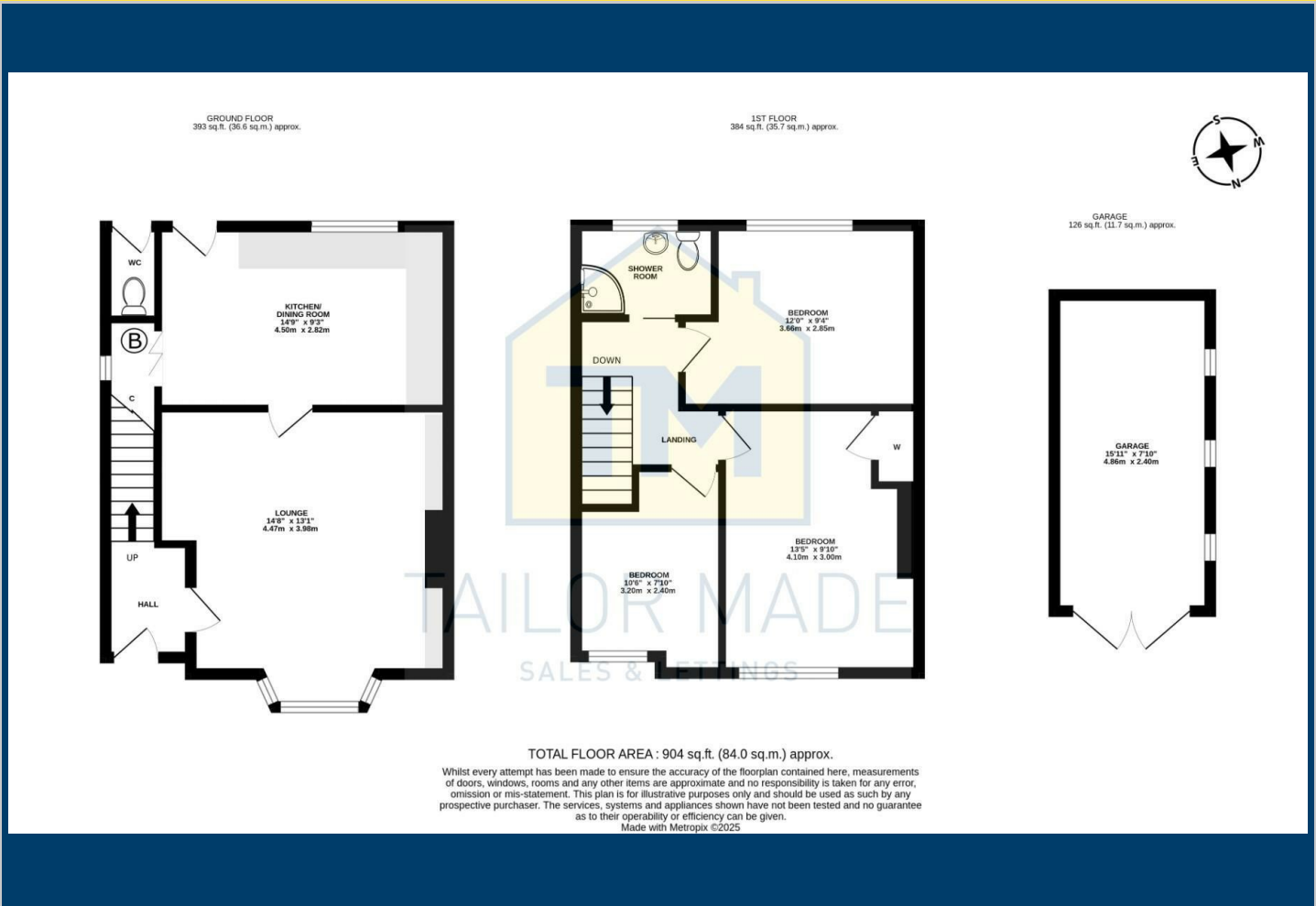
Hybrid Map



Terrain Map



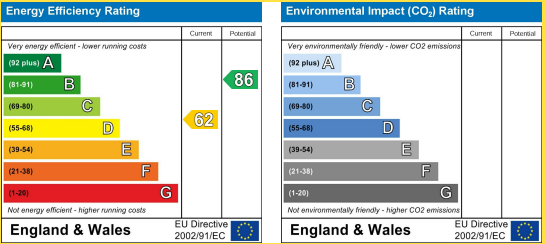
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.