



TAILOR MADE
SALES & LETTINGS



The Oaklands

Tile Hill, Coventry, CV4 9SY

Asking Price £360,000



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Nestled in a peaceful and very desirable cul-de-sac, just off Jobs Lane, in Tile Hill, Coventry, this charming four-bedroom detached residence offers the perfect blend of space and potential. Ideal for families or those looking to upsize, the property enjoys a generous plot with a pleasant frontage, private driveway, and an integral garage.

Upon entering, you are welcomed into a bright entrance hallway that leads to a spacious living area filled with natural light from the large front-facing window. The ground floor layout offers flexibility, with a separate dining room, kitchen and utility room offering ample opportunity for modernisation or open-plan living, subject to planning permission. There is an excellent, modern, recently refurbished downstairs WC and shower room, along with large additional reception room / bedroom / home office.

Upstairs, the property boasts four well-proportioned bedrooms, providing plenty of room for a growing family or home office space. The accommodation is complemented by a family bathroom and additional storage solutions.

Outside, the property benefits from a beautifully maintained front lawn, with an attractive paved pathway and driveway leading to the garage. To the rear, a mature garden area offers privacy and scope for landscaping to suit personal preferences.

Located within easy reach of local amenities, well-regarded schools, and Tile Hill train station for convenient commuter access, this property presents an excellent opportunity to secure a long-term family home in a desirable residential location.

Key Features:

- Detached four-bedroom family home
- Quiet cul-de-sac of Detached Properties
- Generous plot with driveway and garage
- Spacious living areas with flexible layout
- Close to schools, local amenities, and transport links

Early viewing is highly recommended to appreciate the full potential this property has to offer.

Full Property Summary

Entrance Hallway

Doors off to the lounge, family room, downstairs shower room and kitchen. Stairs provide access to the second floor

Lounge

Floor to ceiling double glazed window to the front elevation, gas fire, central heating radiator and double doors into the dining room.

Dining Room

Double glazed sliding patio doors into the garden, central heating radiator and scope to knock through into the kitchen to create a larger kitchen / diner

Kitchen

A range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, built in double oven, dishwasher and space for a fridge freezer. There is a double glazed window overlooking the garden, door back into the hallway and door into a spacious utility room.

Utility Room

Counter top with built in sink drainer, space for white goods on either wall, double glazed window overlooking the garden and door into the garden and covered canopy.

Downstairs Shower Room

A lovely refitted shower room comprising a shower cubicle, wash hand basin with vanity unit, WC, radiator and double glazed window.

Family Room / Bedroom Five

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

First Floor Landing

Doors to all four bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Bath, wash hand basin, WC, radiator 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



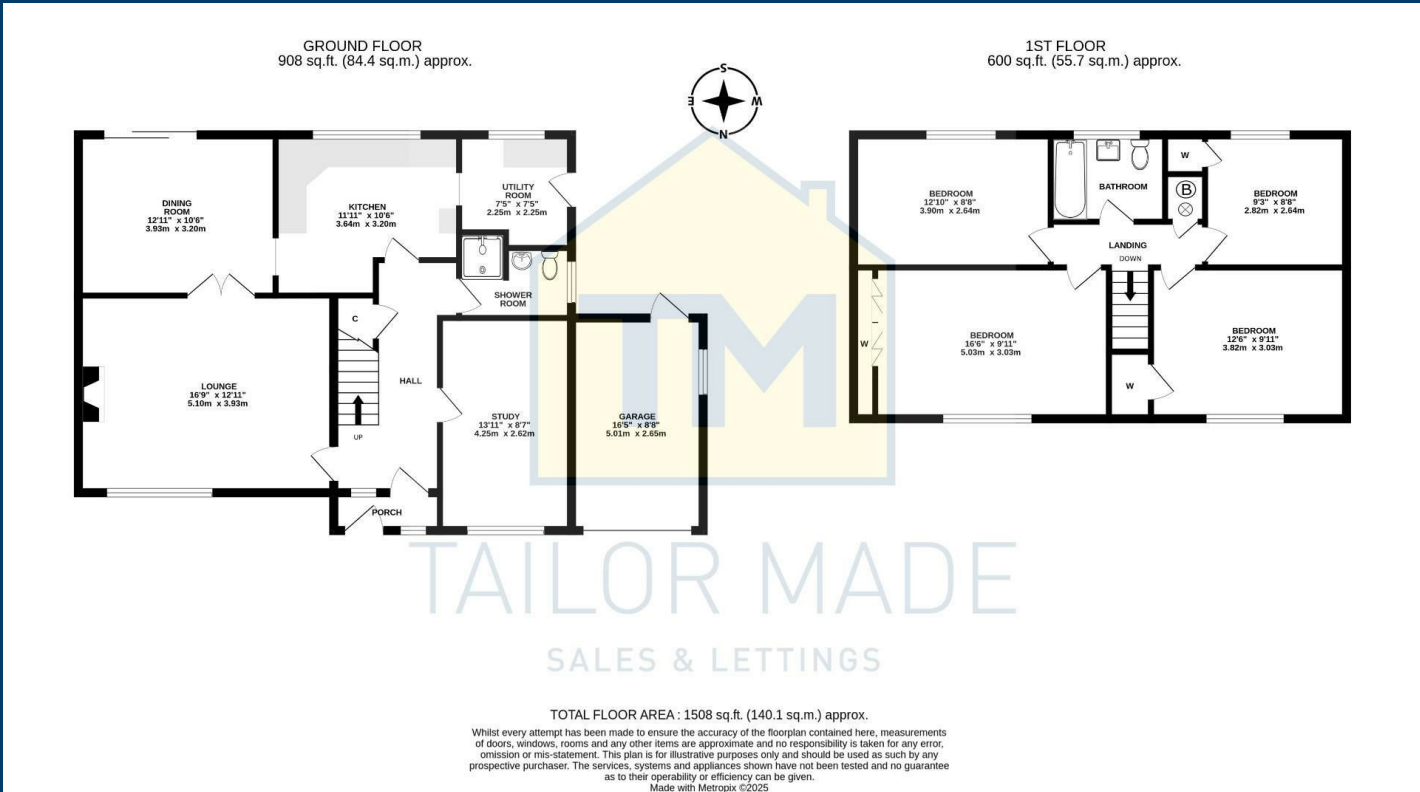
Hybrid Map



Terrain Map



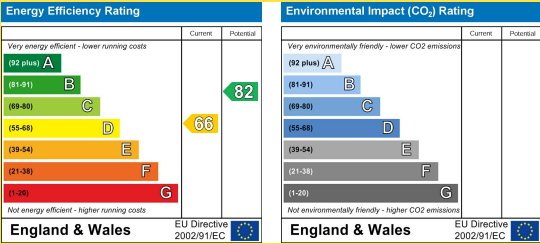
Floor Plan



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.