



TAILOR MADE  
SALES & LETTINGS



## Wilsons Lane

Longford, Coventry, CV6 6AD

Asking Price £179,950





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Tailor Made Sales and Lettings are delighted to bring to market this excellent two double bedroom mid terraced freehold property located in the convenient location of Longford on the edge of the city with great local amenities, superb road links, easy motorway access and short distance to the Arena Shopping Park.

The property is an ideal first time purchase, investment opportunity or home to downsize. Benefitting from off road parking for two vehicles , along with two sizeable rear sheds, one with power and gated vehicular access.

There ground floor comprises a small entrance hallway with door into a lovely open plan lounge / diner, attractive cast iron log burner, bay window, radiator and double doors into the kitchen across the rear of the property. Off the kitchen is a covered canopy area, ideal for outdoor dining and entertaining.

The first floor offers two excellent sized double bedrooms and the bathroom, comprising a bath with power shower over, WC and wash hand basin.

The rear garden is a lovely, well cared for and low maintenance area, mainly paved with covered seating area off the kitchen, selection of shrubs and access into the two sheds.

## Entrance Hallway

Door to the lounge diner and stairs to the first floor

## Lounge / diner

Double glazed bay window to the front elevation,

attractive cast iron log burner, central heating radiator and under stairs storage. There are double doors leading into the kitchen.

## Kitchen

A range of wall and base units, laminate counter tops, composite one and half bowl sink drainer, five ring gas hob, double oven, extractor hood, and space for under counter white goods. Double glazed window and door into the garden and covered seating / dining area.

## First floor landing

Doors off to both double bedrooms and the bathroom

## Bedroom one

A lovely spacious double bedroom with ample storage opportunities, double glazed window and central heating radiator

## Bedroom two

A spacious double bedroom with double glazed window overlooking fields, cupboard housing the combination boiler and central heating radiator.

## Bathroom

Fully tiled with a white suite including a bath with shower over, 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.





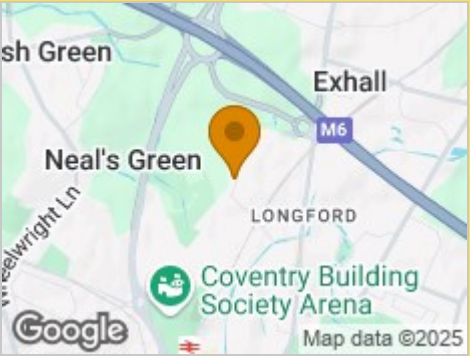
Road Map



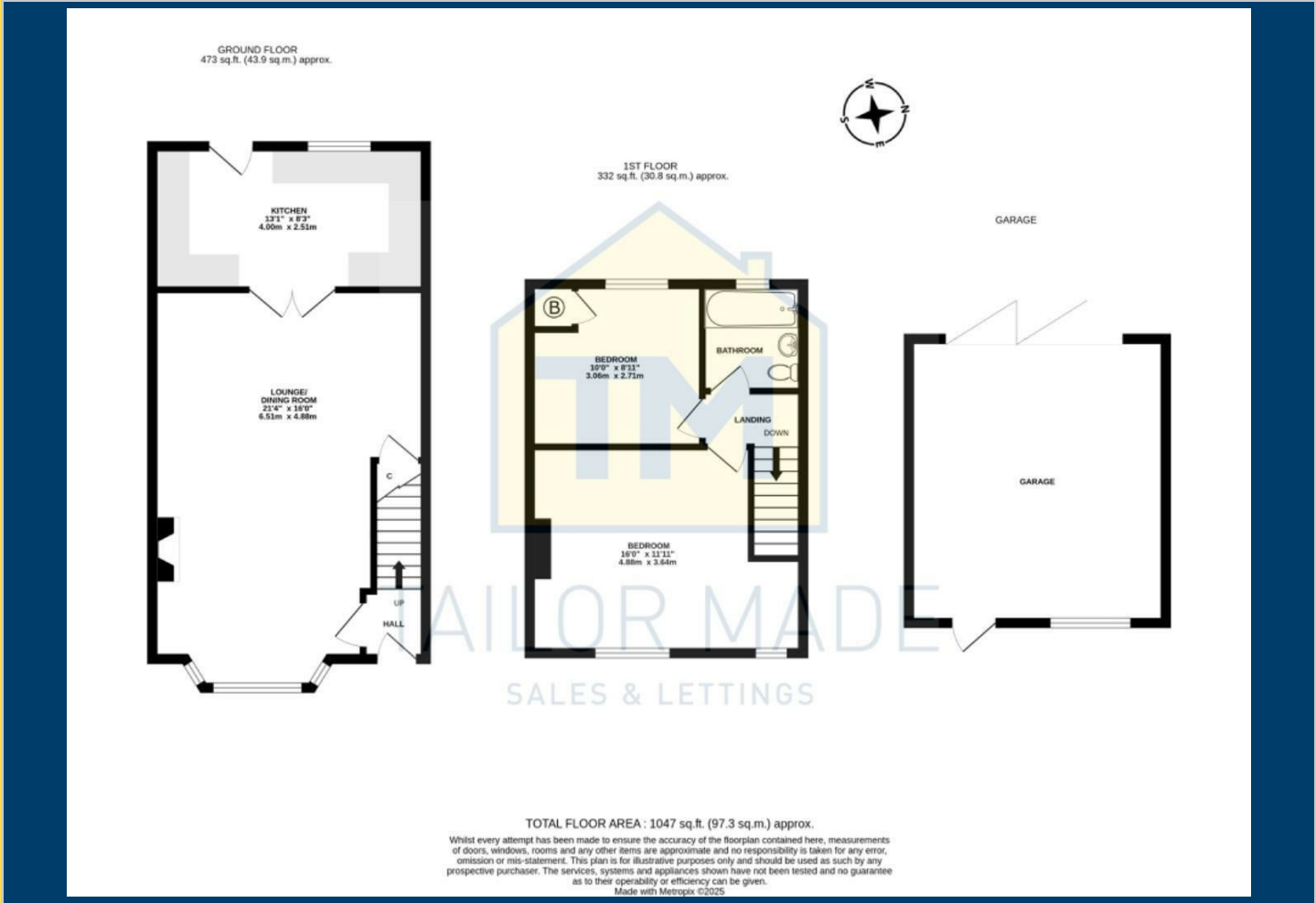
Hybrid Map



Terrain Map



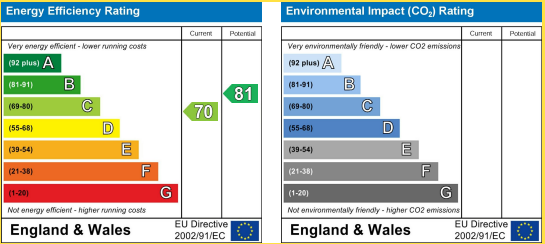
Floor Plan



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.