



TAILOR MADE

SALES & LETTINGS



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## Gleneagles Road

Norton Hill Estate, Coventry, CV2 3BJ

Offers Over £250,000



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## Property Overview

Tailor Made Sales and Lettings are pleased to offer this rare opportunity to purchase a large corner plot on this highly desirable estate, just off Ansty Road, a short walk from UHCW, Caludon Castle School, Wyken Croft and Wyken Nature Reserve.

The property is offered with no onward chain and offers a huge amount of potential, along with scope to extend, subject to the appropriate planning consents.

There are gardens to the front, side and rear of the property, along with off-road parking and a single garage.

## Accommodation Summary

### Entrance Hallway

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

### Lounge

Double glazed window to the front elevation, modern electric fire and modern surround, two central heating radiators, scope to be knocked into the kitchen and double glazed sliding patio doors to the garden.

### Kitchen

A selection of wall and base units, stainless steel sink drainer, free standing gas cooker and oven, space for appliances, double glazed windows to the side and rear elevation, along with a double glazed UPVC door to the garden,

## First Floor Landing

Double glazed window to the side elevation, doors off to all three bedrooms and the shower room.

### Bedroom One

Fitted wardrobes, central heating radiator and double glazed window to the front elevation.

### Bedroom Two

Double glazed window to the rear elevation, central heating radiator and fitted wardrobe.

### Bedroom Three

Double glazed window to the front elevation and central heating radiator.

### Shower Room

A modern, refitted shower room, comprising a corner shower cubicle, electric shower, wash hand basin with vanity unit, 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

Tel: 024 76939550

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



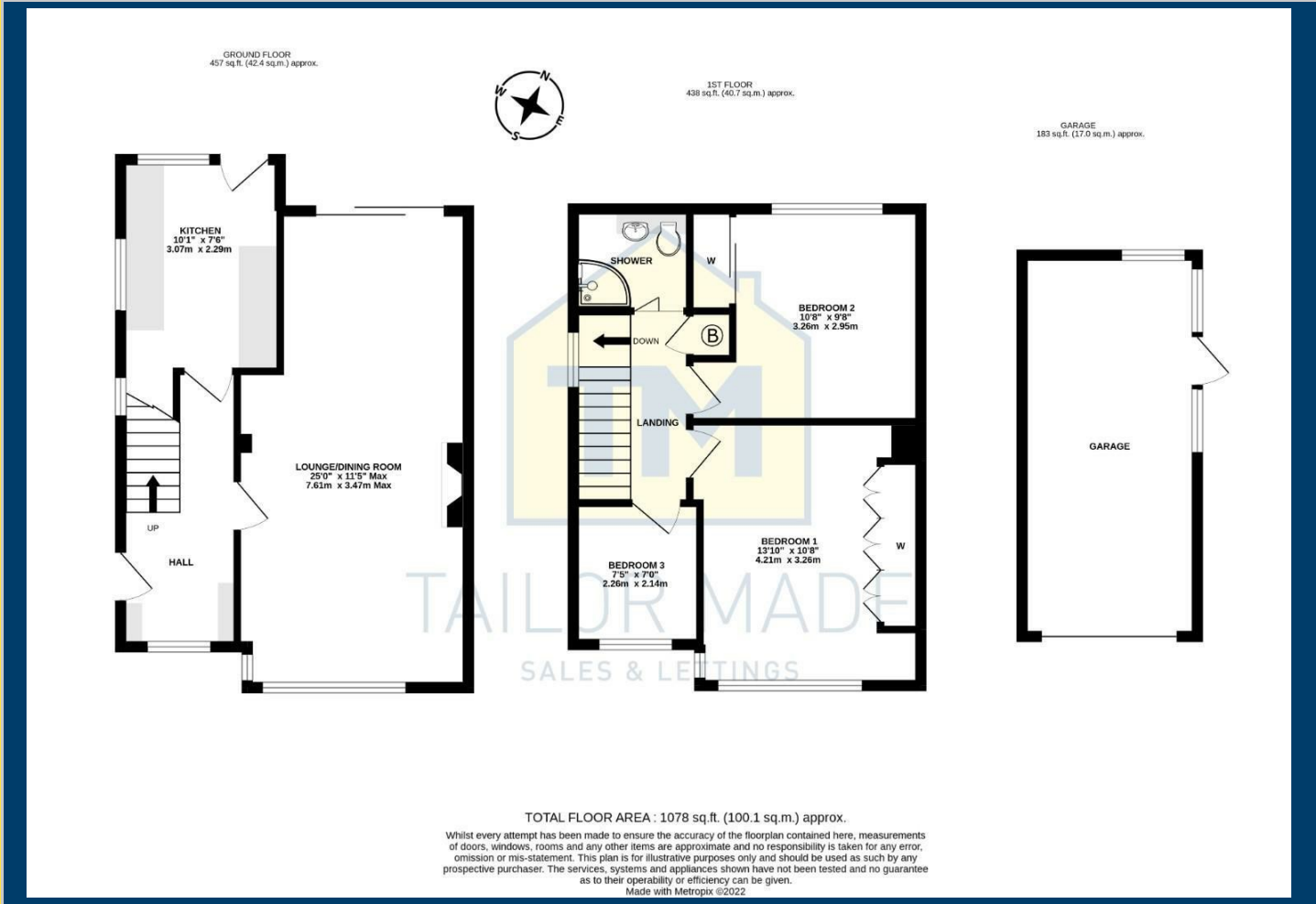
Hybrid Map



Terrain Map



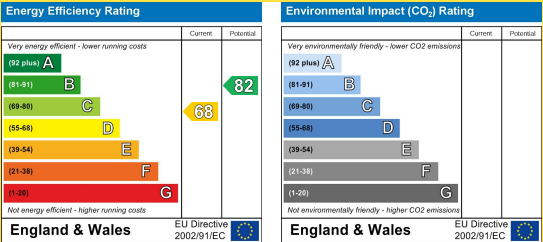
Floor Plan



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.