



TAILOR MADE
SALES & LETTINGS



Rubens Close

Whoberley, Coventry, CV5 8LU

Offers Over £210,000



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Tailor Made Sales and Lettings are delighted to introduce this excellent, three double bedroom mid terraced property, located on a quiet cul-de-sac in the popular and convenient area of Whoberley, a stones throw from a wide range of local amenities and very popular primary school choices. The area is well served by local road links including the A45 and easy access to the motorway network, NEC and Birmingham Airport.

The property benefits from parking to the front of the property, as well as a partial converted garage with to spec electric roller door. There is a landscaped, low maintenance front garden and access to the office / gym, which has its own power supply.

The ground floor comprises a good sized entrance hallway, large store cupboard, downstairs WC, modern breakfast kitchen and excellent sized through lounge / diner.

The first floor comprises three excellent sized bedrooms, all capable of taking a double bed, store cupboard and lovely modern family bathroom.

The rear garden is lovely and has been landscaped with excellent seating area, patio and pergola, well stocked flower beds and steps up a lawned area. The garden is fence enclosed and has gated rear access.

Full Property Summary

Entrance Hallway

Doors into the WC, store cupboard, kitchen and lounge / diner, stairs to the first floor and under stairs storage.

Lounge / Diner

Double glazed sliding patio doors to the garden, floor

to ceiling double glazed window to the front elevation and central heating radiator.

Cloakroom

WC, wash hand basin and double glazed window.

Kitchen

A range of wall and base units, laminate counter tops, composite sink drainer, four ring hob, extractor hood, electric oven, space for fridge freezer and washing machine, larder cupboard, radiator, space for table or breakfast bar, double glazed window and door to the garden.

First Floor Landing

Doors off to all three bedrooms, store cupboard and the family bathroom.

Bedroom One

Double glazed window to the rear elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

Bathroom

A lovely modern refitted bathroom, comprising a bath with electric power shower, modern metro style tiling, WC, wash hand basin, 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:

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



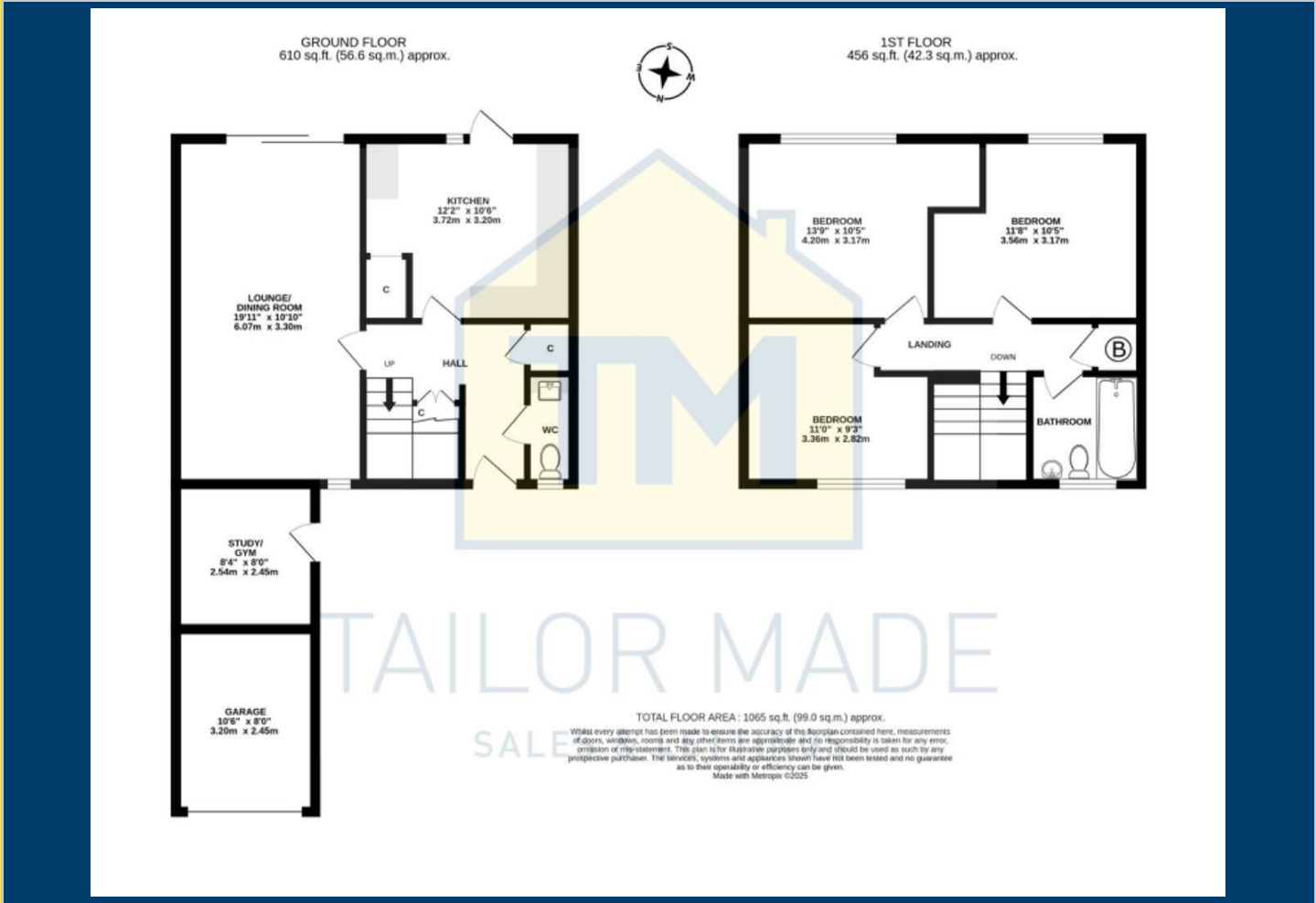
Hybrid Map



Terrain Map



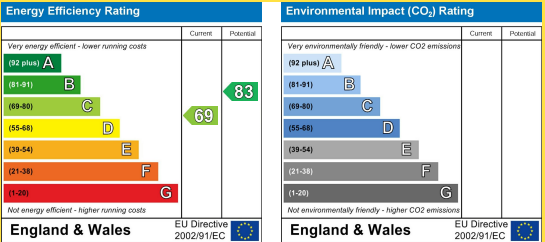
Floor Plan



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