



TAILOR MADE

SALES & LETTINGS



Kingsbury Road

Coundon, Coventry, CV6 1PJ

Asking Price £310,000



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Property Summary

Tailor Made Sales and Lettings are delighted to introduce to market this beautifully presented family home in the desirable area of Coundon ; well served with local amenities and schooling.

The property is a large three bedroom End Terraced house, which has been extended and much improved by the current owner.

As you enter the property, there is a spacious hallway boasting natural light, with stairs to first floor and doors to the Living Room, Utility/Downstairs WC and Kitchen Diner Family Space. To the first floor there are three good sized Bedrooms, and a modern family Bathroom.

There is a Driveway to the front of the property offering ample off road parking, and a Detached Garage to the rear. The rear garden is low maintenance - part astro turfed, a bark area and patio space with built in seating.

This property is immaculate throughout, an excellent family home which is ready for your furniture!

Entrance Hallway

Wooden door with stain-glass window, and double glazing to front elevation providing ample natural light. Stylish panelling with built in Boot Bench and under stairs cupboard. Door to Living Room , Downstairs WC/Utility and Kitchen Diner/Family Room , stairs to first floor landing. Gas central heating.

Downstairs WC/Utility

WC and ceramic sink. Wall and base unit, space for washing machine.

Living Room

Bay fronted, double glazing to front elevation. Gas feature fireplace, gas central heating radiator. and spotlights.

Kitchen Diner Family Room

A beautifully presented extended Kitchen Diner and Family Room, excellent for entertaining and additional living space. A lounge/family space leading through to an L Shaped Kitchen Diner.

The Living Space has built in storage/shelving, panelled walls and a cosy working log burner.

You walk through to a large Kitchen Diner space which comprises of a range of cream wall and base units, mixer tap and sink, quartz worktop and breakfast bar area. There is a Rangemaster Cooker, which is to be included in the sale, and good sized integrated Fridge Freezer, built in Dishwasher and Wine Fridge.

The bi-folding doors and sky lights, offering ample natural lighting.

Garden

Low maintenance rear garden, astro turfed with bark play space, patio and seating Area. Detached Garage to the rear.

Detached Garage

Access to the rear via entryway. Door to Garden.

First Floor Landing

Door to Bedrooms and Bathroom.

Master Bedroom

Bay fronted, gas central heating and spotlights.

Bedroom Two

Double glazing to rear elevation, gas central heating and spotlight. Cupboard with Combi Boiler.

Bedroom Three

Good sized single bedroom, double glazing to front elevation and gas central heating.

Bathroom

Traditional suite, partial grey tiling on wall, and Minton style flooring. WC, ceramic sink, roll top bath with shower over. Heated towel rail and privacy double glazing window to rear elevation.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate

Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

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.



Road Map



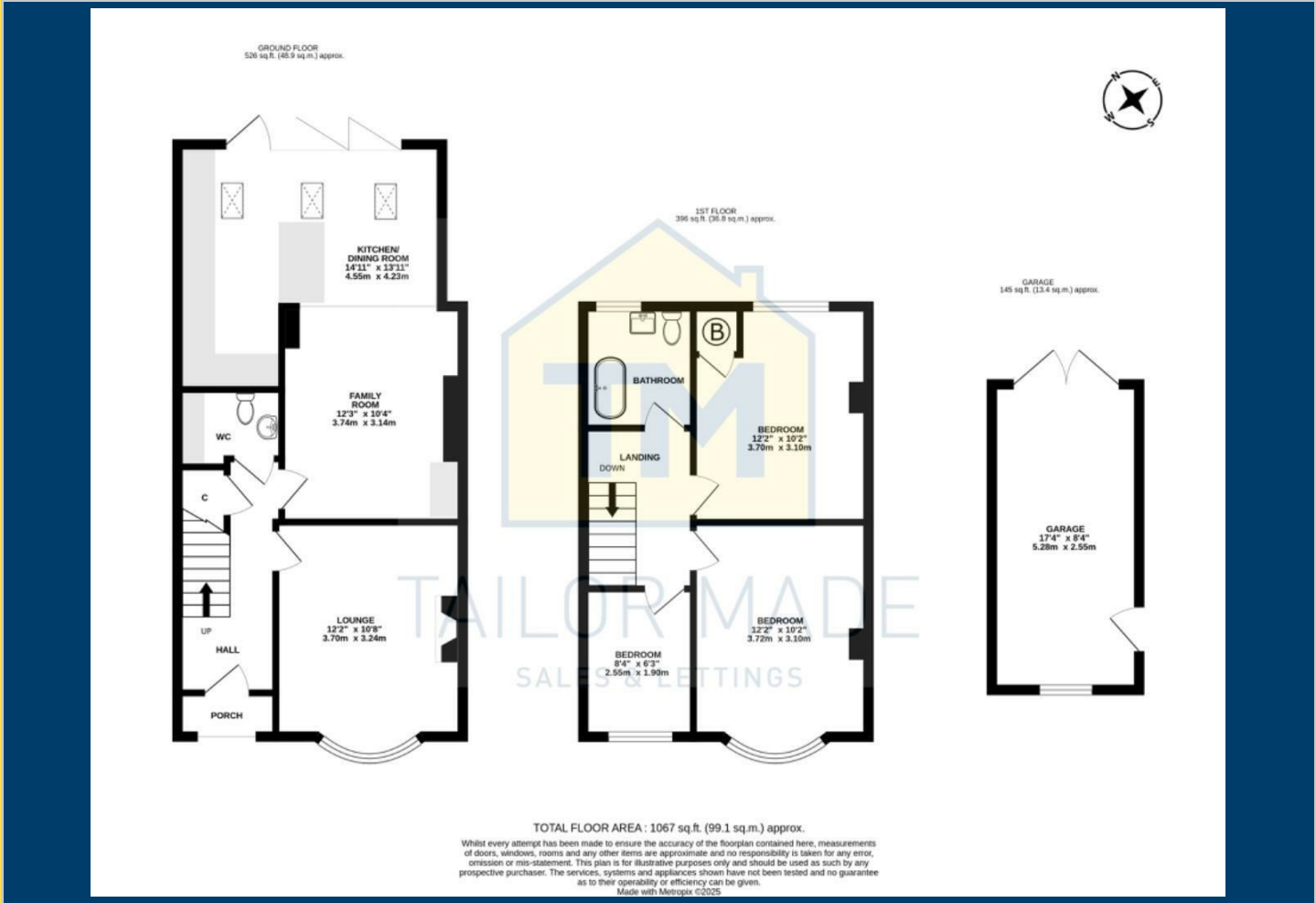
Hybrid Map



Terrain Map



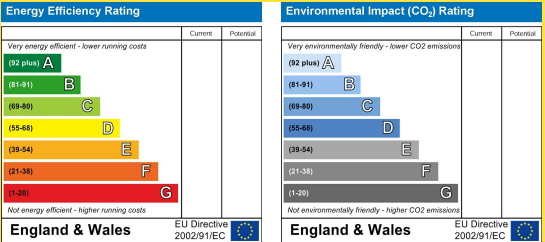
Floor Plan



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.