



TAILOR MADE

SALES & LETTINGS



## Grant Road

Binley, Coventry, CV3 1GQ

Asking Price £199,950





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Tailor Made Sales and Lettings are delighted to offer to market this superbly presented, turn-key terraced property on a quiet residential street in Binley, an area well served with local amenities, wide range of shops and excellent public transport link in and out of the city.

The property is presented to an exceptional standard and is perfect for first time buyers to get on the ladder, offering two spacious double bedrooms and the benefit of a separate home office / dressing room. The bathroom is a lovely modern, four piece suite with separate bath tub, shower enclosure, wash hand basin and WC.

The ground floor comprises a lovely cosy lounge and gorgeous, newly installed sociable, open plan kitchen / diner backing onto the large rear south facing garden.

## Full Property Summary

### Entrance Hallway

Door into the lounge and stairs to the first floor.

### Lounge

Double glazed window to the front elevation, central heating radiator, under stairs storage and glazed door into the kitchen / diner.

### Open Plan Kitchen / Diner

A beautiful newly installed open plan kitchen / diner. The kitchen area comprises a range of modern grey shaker style wall and base units, laminate counter tops, five ring gas hob, sink drainer, extractor hood, space for fridge freezer, dishwasher and washing machine. There is modern splash back tiling, wall

mounted gas combination boiler, double glazed window and patio doors to the garden, ample dining space.

### First Floor Landing

Doors to the bathroom, home office / dressing room and both double bedrooms.

### Bedroom One

A spacious double bedroom with double glazed window to the front elevation and central heating radiator.

### Bedroom Two

A spacious double bedroom with double glazed window to the rear elevation and central heating radiator.

### Home Office / Dressing Room

A L-shaped room with double glazed window, central heating radiator and built in storage.

### Bathroom

A lovely modern four piece bathroom with separate shower enclosure, bath tub, wash hand basin, WC, radiator and double glazed window.

### Garden

An excellent sized, fence enclosed, south facing rear garden with large patio area, large lawn, metal shed and secure gated access to the front, via a covered walk-way.

### 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

Tel: 024 76939550

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.

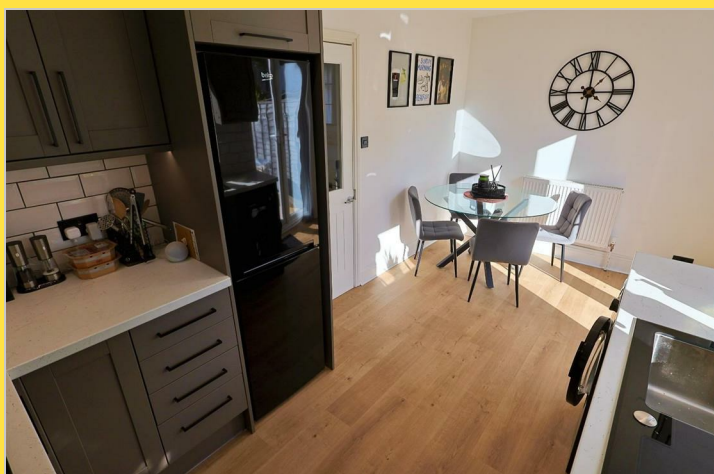
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



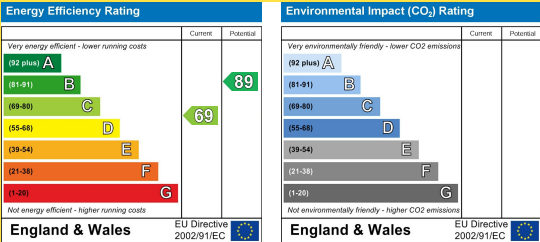
Total Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.