



TAILOR MADE

SALES & LETTINGS



## Hawkins Road

Earsldon, Coventry, CV5 6HZ

Asking Price £235,000





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Tailor Made Sales and Lettings are delighted to introduce this much larger than average three bedroom, single bay fronted terraced in the much coveted area of Earsldon, a thriving suburb in South Coventry, with a highly regarded High Street with trendy bars, cafes, coffee shops, international eateries, shops and a short walk to the city centre.

Nestled away on a peaceful street, with excellent road links and a short walk to Coventry Railway Station with direct links to Birmingham, London and Manchester.

The property comprises a large entrance hallway with storage cupboard, door into a front lounge with bay window, lovely open plan modern kitchen / diner and excellent size conservatory overlooking the garden. The first floor offers two excellent double bedrooms, a good sized single bedroom and bathroom.

The rear garden is beautiful, wall enclosed with decking area, lawn, shrub borders, rear gated access and pathway to timber shed.

## Full Property Summary

### Entrance Hallway

Door to the lounge, storage cupboard and stairs to the first floor.

### Lounge

Double glazed bay window to the front elevation, modern electric fire, radiator and door into the kitchen / diner.

### Kitchen / Diner

The kitchen area comprises a range of modern white wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob with extractor hood, eye-level electric oven, space for fridge and washing machine. There is a good sized dining area, radiator and doors into the lounge and conservatory.

### Conservatory

Double glazed windows to the side and rear elevation, double glazed doors onto the garden.

### First Floor Landing

Doors to all three bedrooms and the bathroom.

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear elevation, built in wardrobes and central heating radiator.

### Bedroom Three

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

### Bathroom

Shower enclosure, 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.

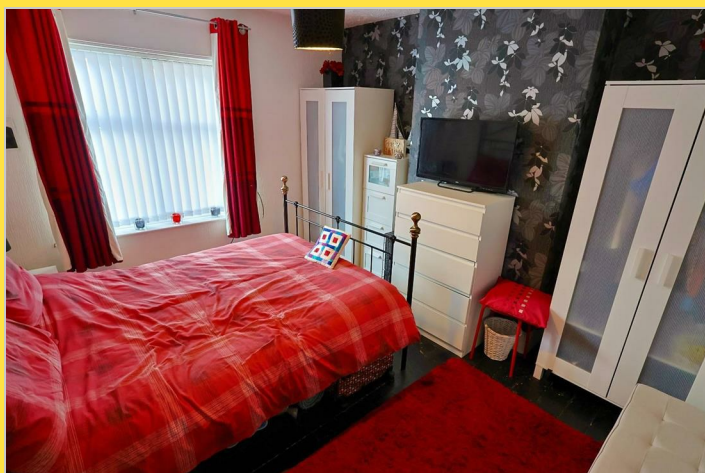
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



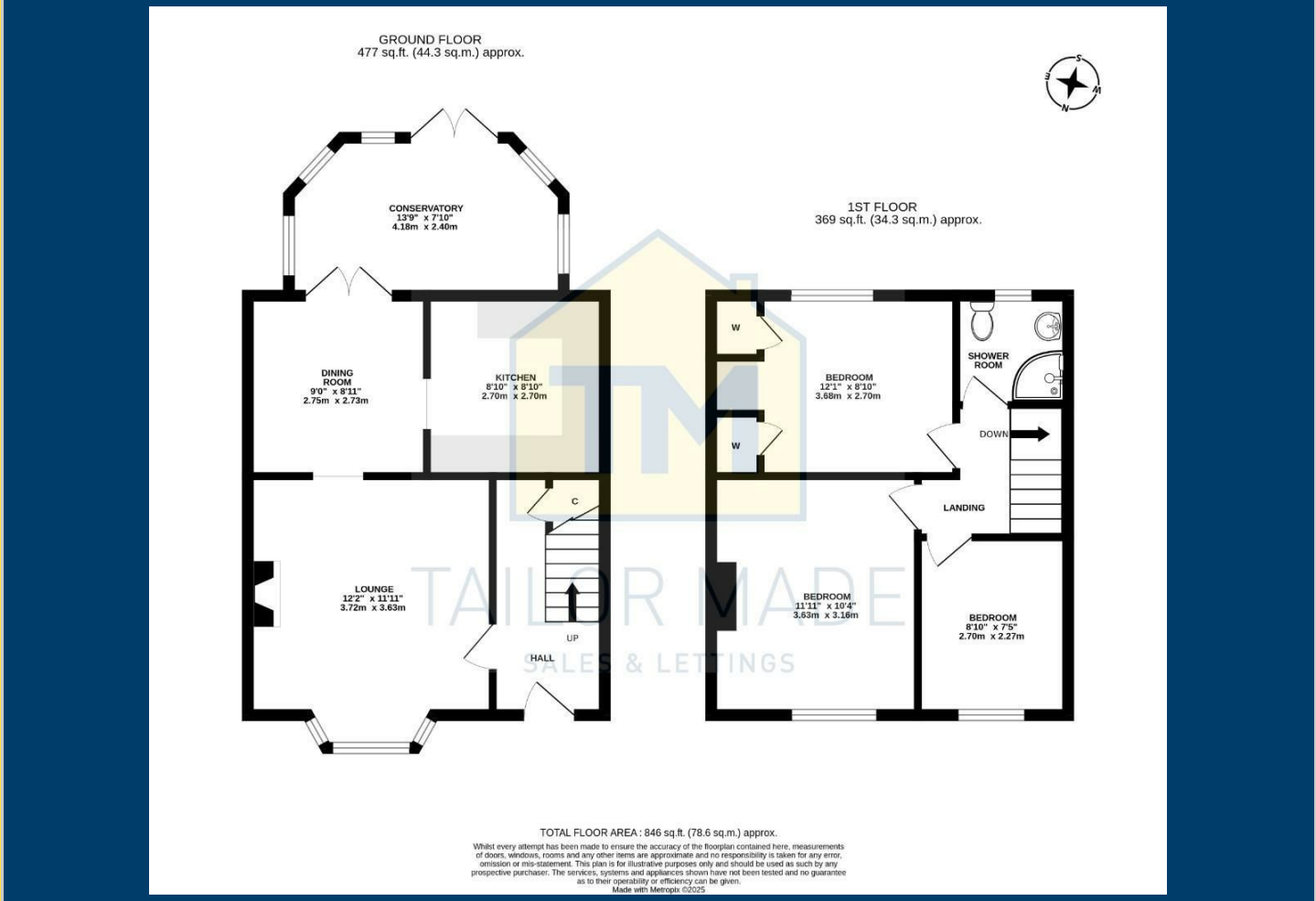
Hybrid Map



Terrain Map



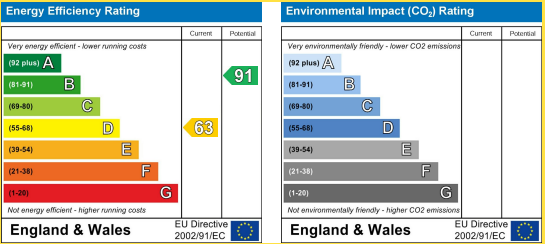
Floor Plan



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