



TAILOR MADE
SALES & LETTINGS



Brownhill Green Road

, Coventry, CV6 2AS

Asking Price £325,000



Brownshill Green Road

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Tailor Made Sales and Lettings are delighted to introduce this very well presented, extended three bedroom, double bay fronted End Terraced, with the huge benefit of being on a large corner plot whilst still maintaining some lovely original features.

The property benefits from a large plot with the bottom of the garden currently fences to create a workshop and additional land. This area has huge potential to develop (subject to planning permission).

This excellent family home offers extended ground floor living providing lounge, family dining room, and modern kitchen. Both the kitchen and family/dinning rooms open out onto the lovely mature garden.

The first floor offers two excellent double bedrooms and a good sized single bedroom. Modern fully tiled family bathroom comprises a white suite and frosted window to the side of the property.

Full Property Summary

Entrance Hallway

Light and airy hallway with stunning glazed front door and port hole window to the side elevation allowing for plenty of light to fill the space. Central heating radiator and doors to kitchen, lounge and family/dining room.

Lounge

Bright and spacious bay fronted lounge, double glazed window and central heating radiator.

Family/Dining room

Double glazed patio doors opening out to the rear garden, feature fire place and central heating radiator.

Kitchen

Matching floor and wall mounted units, utility area, door out to rear garden, double glazed dual aspect windows, central heating radiator. Stainless steel sink, oven, gas

hob, oven and space for dishwasher, washing machine and under counter fridge/freezer.

Bedroom One

Double glazed bay window to front elevation, central heating radiator.

Bedroom Two

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

Double glazed window to front elevation, central heating radiator.

Bathroom

Fully fitted modern bathroom with white suite consisting of bath with shower over, WC and sink. double glazed window to side elevation, heated towel rail.

Garden

Mature garden which extends to the side of the property (providing an opportunity to extend further to the side, subject to planning permission) .The garden benefits from a spacious patio, lawned area and mature borders. Gate out to both side and into further garden space with detached workshop.

Workshop

Two storey building previously used as a workshop with land providing great development opportunity (subject to planning permission) or potential to rent out as a work space.

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

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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.



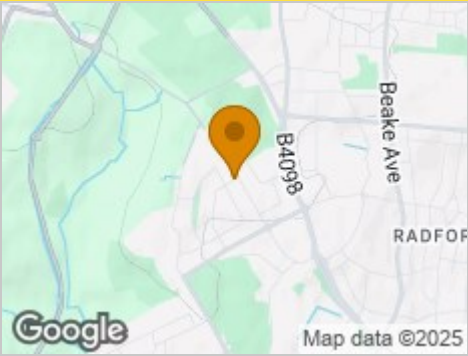
Road Map



Hybrid Map



Terrain Map



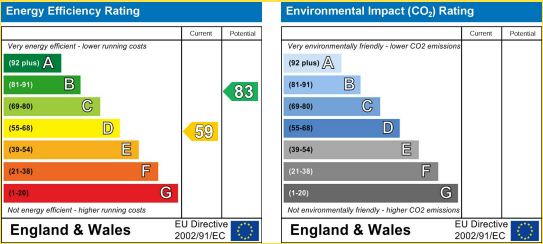
Floor Plan



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.