



TAILOR MADE

SALES & LETTINGS



## Porlock Close

Styvechale, Coventry, CV3 5NU

Offers Over £300,000





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Tailor Made Sales and Lettings are delighted to introduce this excellent, three double bedroom semi detached family home located in a quiet cul-de-sac in the desirable area of Styvechale. A superbly presented property, with gorgeous rear garden, further scope to extend, off-road parking and single garage.

The property is ideally situated within easy reach of highly respected schooling, superb local amenities, War Memorial Park and excellent road and rail links in and out of the city. The property is well decorated throughout and ready to move straight into, yet still offers bags of potential to re-configure the layout or future extend.

The ground floor comprises a front porch, spacious lounge and dining room, modern kitchen and utility. The first floor offers three excellent bedrooms and bright, modern bathroom.

## Full Property Summary

### Front Porch

### Dining Room

Double glazed bay window to the front elevation, radiator, archway into the lounge and door into the kitchen

### Lounge

Double glazed sliding patio doors to the garden and inset gas fire.

### Kitchen

A range of modern wall and base units, laminate counter tops, stainless steel sink drainer,

freestanding cooker with four ring gas hob and built in glass splash back, under counter fridge and space for washing machine. Double glazed window overlooking the garden, cupboard housing a modern gas combination boiler, double glazed door to the utility and access to the front driveway.

### First Floor Landing

Doors off to all three bedrooms and the family bathroom.

### Bedroom One

Double glazed window to the front elevation, built in wardrobe, central heating radiator.

### Bedroom Two

Double glazed windows to the front and rear elevation, central heating radiator.

### Bedroom Three

Double glazed window to the rear elevation and radiator.

### Bathroom

A bright and airy modern bathroom, comprising a white suite including a bath with shower over, 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

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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.



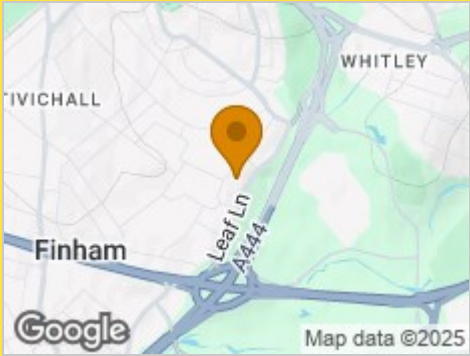
Road Map



Hybrid Map



Terrain Map



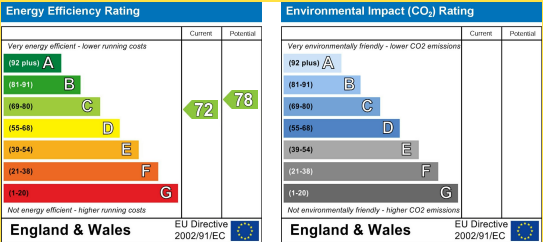
Floor Plan



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.