



TAILOR MADE
SALES & LETTINGS



Westbury Road

Chapelfields, Coventry, CV5 8JE

Asking Price £230,000



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Tailor Made Sales and Lettings are delighted to introduce this superbly presented two double bedroom mid terraced property, ideal for first time buyers, located on a quiet street in Chapelfields. The area is well served by local amenities, parade of excellent shops on Holyhead Road and larger supermarkets a short distance away, at Alvis Retail Park. There is easy access two large reputable parks and easy access to Coundon Wedge.

The property benefits from off road parking for two vehicles, dropped kerb and large rear garden, which is fairly low maintenance, which comprises a large decking area, slate chippings, timber shed and rear gated access.

The ground floor comprises an entrance hallway, cosy front lounge with double glazed bay window and modern fire place. There is a large I-shaped extended kitchen / diner with ample dining / living area, fitted modern kitchen, comprising a range of wall and base units, laminate marble affect counter tops, stainless steel sink drainer, four ring electric hob, electric hob, extractor hood, space for washing machine, double glazed window to the rear, newly installed patio doors and under stairs storage.

The first floor comprises a lovely, newly installed shower room, comprising a walk-in shower enclosure, glass screen, wash hand basin with vanity unit, WC, heated towel rail and double glazed window.

There are two excellent sized double bedrooms, both bedrooms have the benefits of built in wardrobes, double glazed windows and central heating radiators.

Full Property Summary

Entrance Hallway

Doors to the lounge and kitchen / diner. Stairs to the first floor.

Lounge

Double glazed bay window to the front elevation, central heating radiator and modern gas fire and surround.

Open Plan Kitchen / Diner

A large I-shaped extended kitchen / diner with ample dining / living area, fitted modern kitchen, comprising a range of wall and base units, laminate marble affect counter tops, stainless steel sink drainer, four ring electric hob, electric hob, extractor hood, space for washing machine, double glazed window to the rear, newly installed patio doors and under stairs storage.

First Floor Landing

Doors off to both double bedrooms and the modern shower room.

Bedroom One

Two double glazed windows to the front elevation, central heating radiator and built in wardrobes.

Bedroom Two

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

Shower Room

A modern newly installed shower room with walk in shower enclosure, glass screen, wash hand basin with vanity unit, WC, heated towel rail 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:

Tel: 024 76939550

- 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

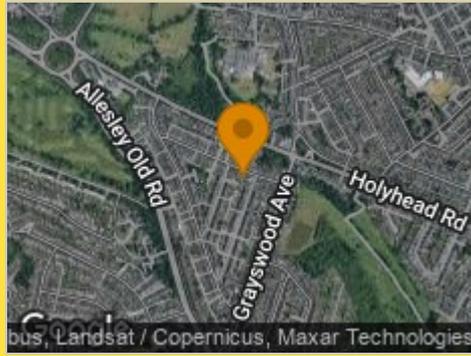
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



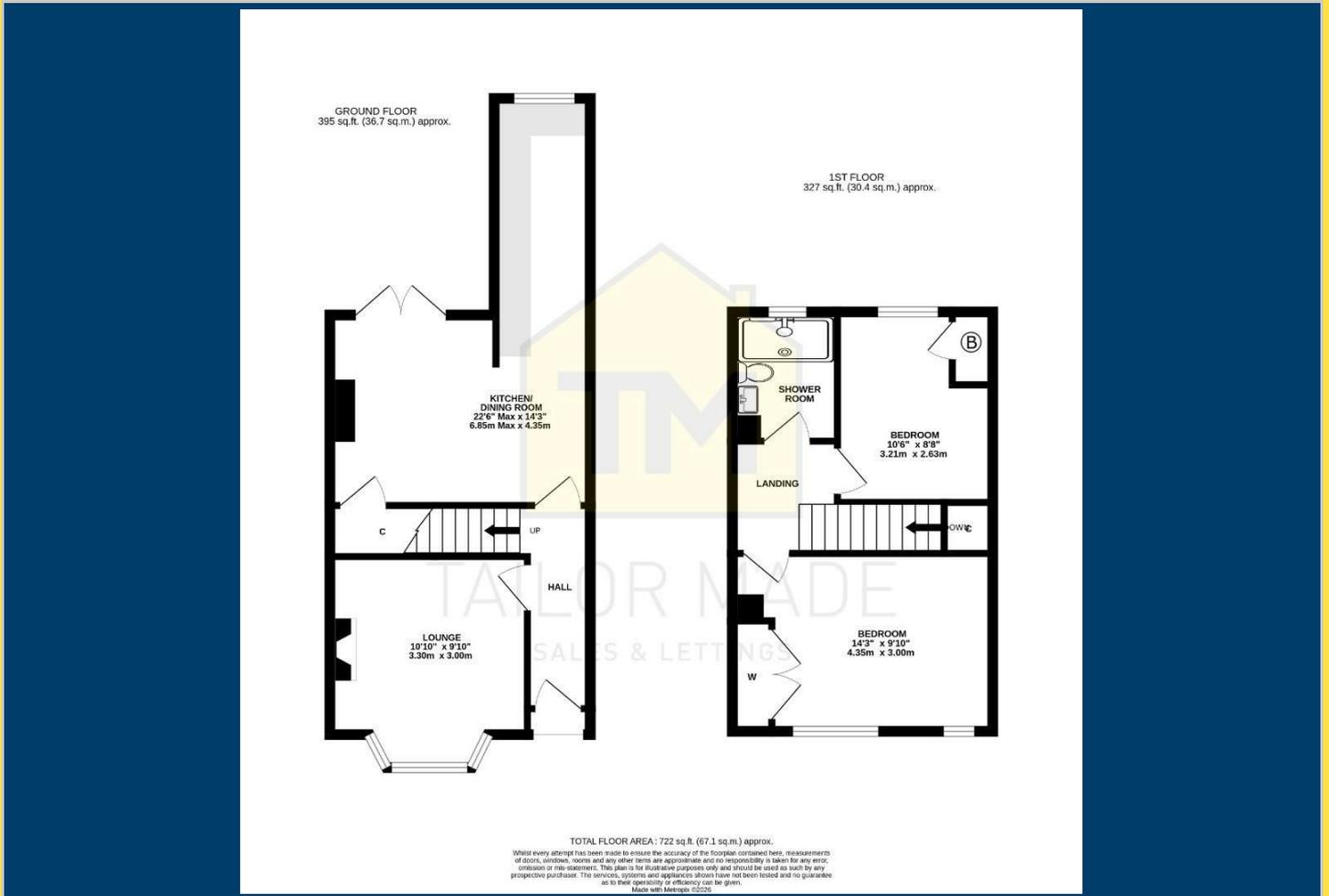
Hybrid Map



Terrain Map



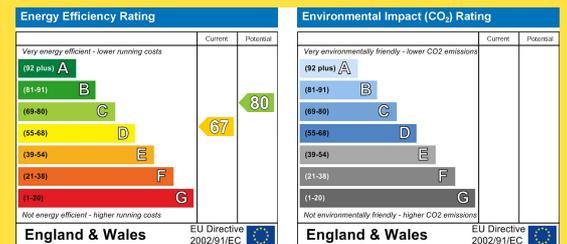
Floor Plan



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.