



TAILOR MADE  
SALES & LETTINGS



## Cromwell Lane

, Coventry, CV4 8AR

Asking Price £165,000



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A pleasure to bring to market this lovely ground floor maisonette tucked away in a peaceful spot to the rear of the Pines Development off Cromwell Lane. An ideal location within a moments walk of Tile Hill Rail Station with direct links to Birmingham, the airport and London Euston. There are a wide range of local amenities close by and a short distance from Warwick University Campus and neighbouring Kenilworth.

The property benefits from a beautiful, private front garden, private parking space, single garage and long lease. There is also the huge benefit of a new roof with warranty and no onward chain.

This lovely ground floor maisonette offers two great sized double bedrooms, a modern shower room, separate kitchen with solid wood cabinets which could be sprayed and up cycled to offer a more modern look. There is an excellent sized lounge / diner with patio doors onto your beautiful private garden.

### Entrance hallway

Doors off to all principle rooms and a storage cupboard.

### Lounge / Diner

Double glazed window to the rear overlooking the neighbouring garden, patio doors to the front opening onto your own private garden, Central heating radiators and electric fire place with stone surround.

### Kitchen

A selection of solid wood wall and base units, tiled counter tops, one and half bowl sink drainer, four

ring electric hob, electric oven, extractor hood, space for fridge freezer and washing machine, double glazed window to the rear with pleasant outlook.

### Bedroom One

Double glazed window to the front elevation overlooking your own private garden, built in wardrobes and central heating radiator.

### Bedroom Two

Double glazed window to the front elevation overlooking your own private garden, built in wardrobes and central heating radiator.

### Shower Room

Updated white suite comprising a shower enclosure, electric shower, wash hand basin and WC with vanity unit, 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

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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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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



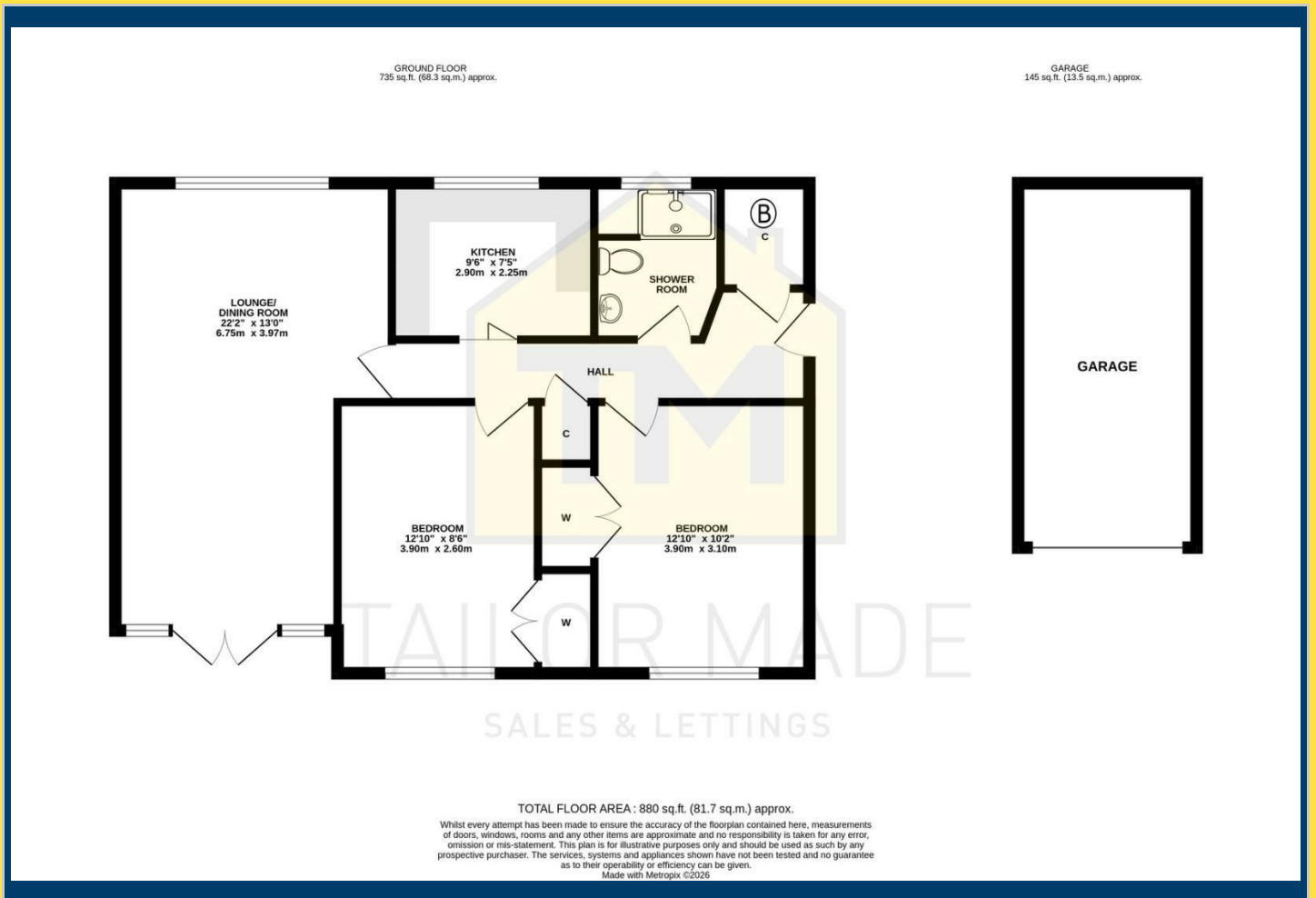
## Hybrid Map



## Terrain Map



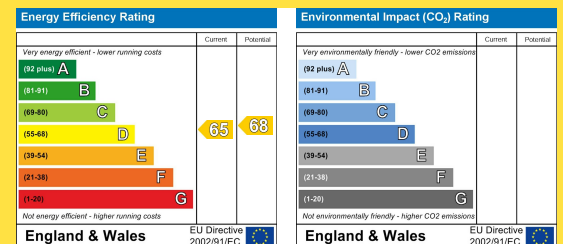
## Floor Plan



## 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.