



TAILOR MADE

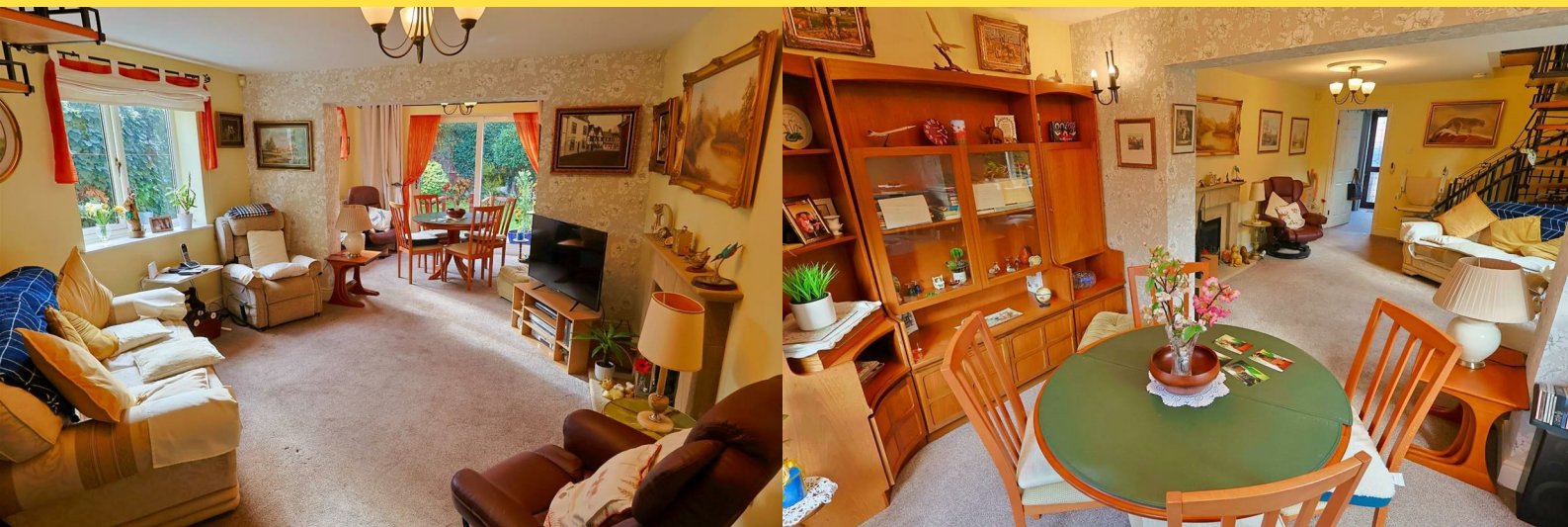
SALES & LETTINGS



## Dawes Close

Ball Hill, Coventry, CV2 4LL

Asking Price £210,000





# Dawes Close

Ball Hill, Coventry, CV2 4LL

Asking Price £210,000



Tailor Made Sales and Lettings are delighted to introduce this, largely extended two double bedroom end of terraced, tucked away in a quiet cul-de-sac, backing onto the bustling Ball Hill Parade of shops, restaurants and amenities. The property is offered to the market with no onward chain, residents off road parking to the front, well kept private rear garden and front garden.

The property has a large two storey extension to the rear, adding a dining room the ground floor and larger master bedroom. The ground floor comprises an entrance hallway, fully fitted kitchen to the front, large open plan lounge / dining area to the rear with dual aspect windows and double glazed patio doors onto the garden.

The first floor comprises two double bedrooms, both with fitted wardrobes and a stylish modern shower room.

The area is well served with local amenities, good schooling, superb transport links and easy access to UHCW and into the city centre.

## Full Property Summary

### Entrance Hallway

Open plan to the kitchen and door into the lounge / diner.

### Kitchen

A range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, extractor hood, space for under counter fridge and freezer, space and plumbing for a washing machine and double glazed window to the front elevation.

### Lounge

Double glazed window to the side elevation, gas fire with stone surround, central heating radiator, archway into the dining room, spiral staircase to the first floor.

### Dining Room

Double glazed window to the side elevation, double glazed sliding patio door to the garden and central heating radiator.

### First Floor Landing

Doors off to both bedrooms and the shower room.

### Bedroom One

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

### Bedroom Two

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

### Shower Room

A modern and contemporary shower room, comprising a shower enclosure, wash hand basin with vanity unit, LED mirror, WC, heated towel rail and extractor fan.

### 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



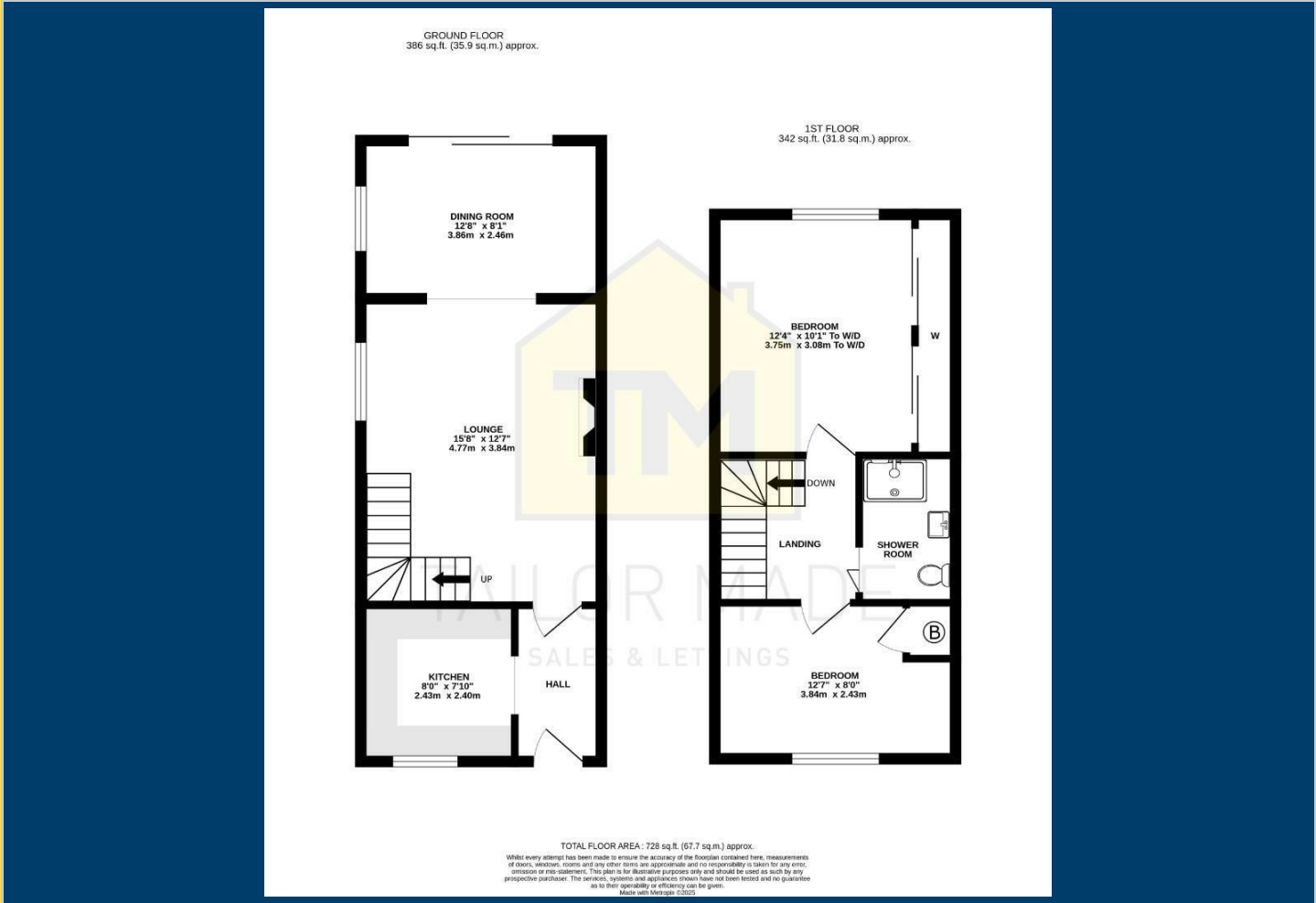
Hybrid Map



Terrain Map



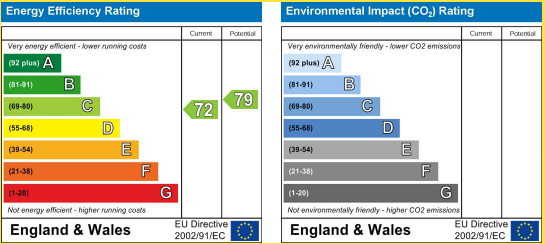
Floor Plan



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