



TAILOR MADE
SALES & LETTINGS



Sutton Avenue

Eastern Green, Coventry, CV5 7EB

Asking Price £325,000



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Tailor Made Sales and Lettings are delighted to offer this exceptional three bedroom, extensively refurbished, semi detached family home located in the heart of highly desirable Eastern Green. Situated a stones throw from well respected schooling, village hall & social club, excellent local amenities including convenience store, butchers, hardware store and hairdressers.

The property offers ample off-road parking and the huge seller feature of a detached garden room, offering superb versatile space to be a home office, family room, gym or many other uses. The back area is used a useful store. The garden has been superbly landscaped with striking patio, small retaining wall and slightly raised lawn with garden room. There is secure side access to the driveway and back to the front of the property.

The ground floor of this excellent family home has a gorgeous and inviting hallway, with featured tiled flooring, an area to kick off shoes and hang up coats and vital built in storage under the stairs. There are two beautiful internal refitted doors leading into the lounge and open plan kitchen / diner.

The lounge offers a cosy space, which can be separated from the kitchen / diner and has a large double glazed bay window to the front elevation overlooking the front lawn. The open plan kitchen / diner to the rear, offers a lovely space to cook, entertain and spend quality time as a family. The kitchen comprises a range of modern wall and base units, gas hob, two eye-level built in ovens, extractor hood, sink drainer and built in dishwasher. There is a double glazed window and double glazed patio doors into the garden. A door from the kitchen leads into an outbuilding area, idea for conversion to a WC and utility area.

The first floor comprises two well decorated, spacious double bedrooms and a good sized well decorated single bedroom / nursery. The bathroom has been transformed into a stylish and contemporary room with striking Terrazzo tiling, bath with shower over, wash hand basin with vanity unit, WC, towel rail and double glazed window.

The rear garden has a beautiful flag stoned patio area, small retaining wall with a slightly raised lawn area, secure side access to the driveway and detached garden room.

Full Property Summary

Entrance Hallway

Stylish tiling, built in under stairs storage, radiator, doors to the lounge and kitchen / diner and stairs to the first floor.

Lounge

Double glazed bay window to the front elevation, central heating radiator and double door frame leading into the kitchen / diner.

Open Plan Kitchen / Diner

A lovely open plan kitchen / dining open plan entertaining space, equipped with a range of wall and base units, laminate counter tops, sink drainer, gas hob, extractor hood, two built in eye-level ovens and built in dishwasher. A door leads to the utility area, double glazed window and double glazed patio doors to the garden.

First Floor Landing

Doors off to all three bedrooms and the family bathroom

Bedroom One

Double glazed bay window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and central heating radiator

Bedroom Three

Double glazed window to the front elevation and central heating radiator

Bathroom

A stylish and contemporary modern bathroom with striking Terrazzo tiling, a white suite, comprising a bath with shower over, wash hand basin with vanity unit, WC, heated towel rail and double glazed window to the rear elevation.

Detached Garden Room

A detached modern garden room, fully plastered and

decorated with spot lights, double glazed floor to ceiling window, double glazed patio doors to the garden, power outlets. An ideal space for home office, family room, gym or many other uses.

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.

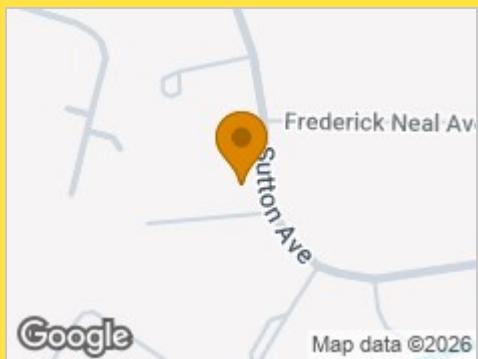
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



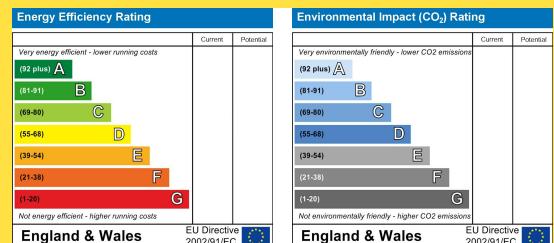
Floor Plan



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.