



**TAILOR MADE**  
SALES & LETTINGS



**John Barrett Way**  
Spirit Quarters, Coventry, CV2 1QT

Asking Price £225,000



# John Barrett Way

## Spirit Quarters, Coventry, CV2 1QT

### Asking Price £225,000



Introducing this excellent three bedroom, modern freehold property, located in the regenerated area of Spirit Quarters situated in CV2. The property was built in 2021 and is in superb condition with many upgrades from the current owners to meet modern day living styles and trends. This home is an ideal first time purchase and offers two off road parking spaces and enjoys a private position, tucked away on a peaceful cul-de-sac, facing onto green land and wooded area.

The ground floor has a beautiful entrance hallway, modern downstairs WC, lovely open plan kitchen / diner and stunning lounge with feature, bespoke media wall with storage and shelving.

The first floor has three generous, beautifully presented bedrooms, the master benefiting from a modern en-suite shower room. There is an additional modern bathroom with bath, mixer tap shower wash hand basin and WC.

The property is well served by local amenities, local shopping centre, medical practices, excellent public transport links and a short distance to UHCW.

#### Full Property Summary

#### Entrance Hallway

Doors off to the cloakroom, kitchen / diner and lounge, stairs to the first floor landing.

#### Cloakroom

WC, wash hand basin, radiator.

#### Kitchen / Diner

A range of modern wall and base units, laminate

counter tops, stainless steel sink drainer, four ring gas hob with electric oven, extractor hood, space for large fridge freezer and washing machine, ample dining space, radiator and double glazed window to the front elevation.

#### Lounge

A stunning bespoke media wall and storage unit with shelving, radiator and double glazed patio doors to the garden.

#### First Floor Landing

Doors off to all three bedrooms and the bathroom.

#### Bedroom One

Double glazed window to the rear elevation, radiator and door into the en-suite shower room.

#### En-Suite Shower Room

Shower enclosure, WC, wash hand basin, radiator and extractor fan.

#### Bedroom Two

Attractive wall paneling, radiator and double glazed window.

#### Bedroom Three

Double glazed window to the front elevation and central heating radiator.

#### Bathroom

A modern white suite, comprising a p-shaped bath, mixer tap shower, WC, wash hand basin, radiator 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



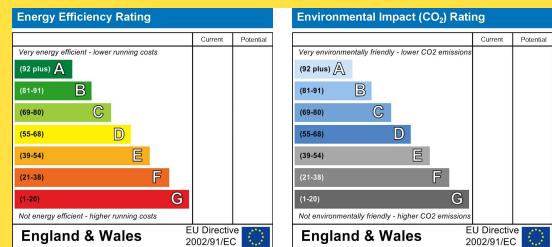
## Floor Plan



## 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.