



TAILOR MADE
SALES & LETTINGS



Charter Avenue
Canley, Coventry, CV4 8EJ

Offers Over £285,000



ANOTHER PROPERTY SOLD BY
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Tailor Made Sales and Lettings are delighted to introduce to the market this substantial three bedroom end of terrace property, occupying a rare and enviable plot with huge development potential with a huge amount of land to the side and also to the rear. The property has a large frontage with two separate driveways, single garage and double gated side access which also provides right of access for No. 7.

Ideally situated at the beginning of Charter Avenue, a stones throw from Warwick University Campus, Cannon Park Shopping Centre and a short walk to Canley Railway Station with direct links to Birmingham and London.

This well proportioned property appeals to a wide audience, including property developments, landlords or a family home with well proportioned rooms, including an entrance porch, hallway, large through lounge / diner, kitchen, three bedrooms and a bathroom, along with a huge loft space, which many property owners in the local area have converted.

There is a single garage and outbuilding, along with front gardens, ample parking with two driveways, plenty of land to the side and rear.

Summary

Entrance Porch

A UPVC porch with double glazed windows to the front and front door leading into the entrance hallway.

Entrance Hallway

Doors off to the lounge / diner and kitchen, central heating radiator and stairs to the first floor.

Through Lounge / Diner

Double glazed window to the front elevation, double glazed patio doors onto the rear garden, plug in electric fire with modern surround and central heating radiator. Door into the kitchen.

Kitchen

A selection of wall and base units, stainless steel one and half bowl sink drainer, freestanding cooker with four ring gas hob, space for white goods and double glazed door and window onto the garden.

First Floor Landing

Double glazed window, doors off to all three bedrooms and the bathroom, airing cupboard, housing a wall mounted gas combination boiler.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed windows to the front and side elevation, built in storage and central heating radiator.

Shower Room

A fully tiled shower room, comprising a white suite including shower enclosure, wash hand basin, WC, 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 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

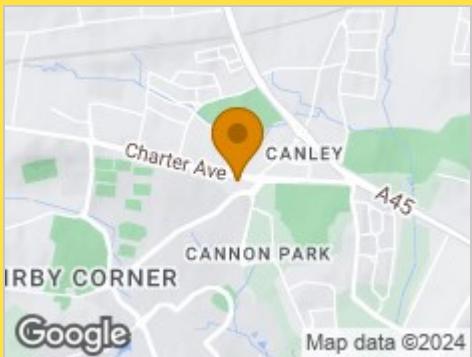
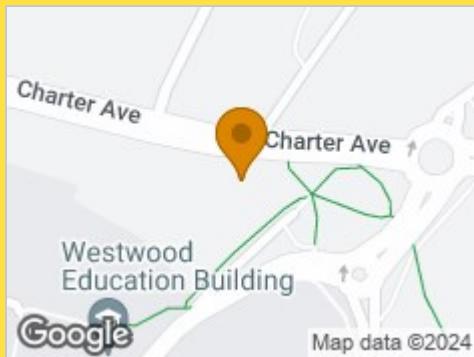
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map

Hybrid Map

Terrain Map

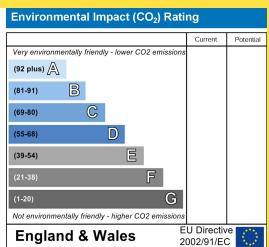
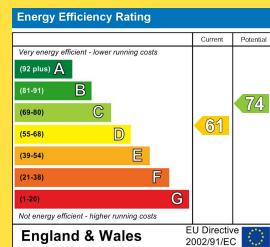


Floor Plan



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.



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.