



TAILOR MADE
SALES & LETTINGS



Prince Of Wales Road

Chapelfields, Coventry, CV5 8GS

Offers Over £400,000



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Property Summary

Tailor Made Sales and Lettings are delighted to introduce to market this immaculately presented family home, which has been thoughtfully renovated and transformed throughout by the current owners over the last four years, to create a stunning family home.

This Semi Detached home has been extensively improved, substantially extended with the addition of single storey, double storey and dormer extension. The property benefits from a detached garden room, currently utilised as a beauty room but suitable as home office/gym/garden bar etc.

Nestled on the popular Prince of Wales Road in Chapelfields, backing onto Lake View Allotments, the property is conveniently located a short distance from Alvis Retail Park and the City Centre. Great local schools and amenities.

The property briefly comprises ; Entrance Hallway, Living Room with Media Wall, extended Kitchen Diner Living Room to the rear with Utility Space and Downstairs WC.

To the first floor, there are two good sized double Bedrooms, a single Bedroom currently utilised as a Walk In Wardrobe and a Four Piece Modern Family Bathroom. There is a further, fourth Bedroom and Ensuite/ Shower Room, to the Second Floor.

The rear garden has been landscaped, with porcelain tile patio area, astro turf and the current owners have built a Detached Garden Room, currently utilised as a beauty room and storage, but ideal as a home office, gym, garden bar etc.

Boasting kerb appeal, being recently rendered and fitted with flush casement windows, this double bay fronted property has a contemporary feel and is immaculately presented throughout.

Entrance Hallway

Light and airy Entrance Hall with access to Lounge and Kitchen Diner.

Living Room

Bay fronted double glazed flush casement windows, white shutters, gas central heating and media wall, ideal for entertaining. Panelled walls.

Kitchen Diner Living Room

Stunning open plan flexible family space. Modern fitted kitchen with large central island housing Belfast sink, drawers and cupboards and space for bar stools. Space for American style fridge freezer and range cooker. Kitchen area leads onto a bright living/dining space benefitting from roof lantern and bi-fold doors opening out to the landscaped garden. Doors to Utility and Downstairs WC.

Utility Space

Space for Washing Machine and Dryer. Ideal storage space. Worcester Boiler.

Downstairs WC

Vanity sink, gold effect tap and WC. Splash back tiling over sink.

Garden

Tiered landscaped garden with porcelain tiled patio area, raised flower beds, astro turf and further space to the front of the garden room.

Home Office/Garden Room

Split into two spaces currently used as a beauty room and storage. The garden room has an electric supply, lights and electric heater.

First Floor Landing

Doors to Bedrooms Two, Three and Four, Door to Family Bathroom and Stairs to Second Floor/Master Bedroom.

Bedroom Two

Bay Fronted double bedroom, double glazed window to front elevation, white shutters, gas central heating.

Bedroom Three

Good sized double bedroom, Panelled Walls, white shutters with gas central heating and double glazing to rear elevation.

Family Bathroom

Beautifully extended family bathroom. Four piece bathroom suite consisting of freestanding bath, sink with vanity unit, WC and separate shower cubicle. Double glazed privacy window to rear with white shutters.

Master Bedroom

Large master bedroom with velux window to front and full width dormer to rear. Double glazed window to rear with white shutters. central heating radiator and access to Ensuite.

Ensuite

Walk in shower cubicle, black shower hose and waterfall shower head. WC and Vanity Sink. Shutters and frosted double glazed window to rear elevation.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial

Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

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.

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.

Bedroom Four

Currently utilised as a walk in wardrobe with bespoke fitted wardrobes (option to remove).

Single bedroom, gas central heating, white shutters and double glazing to the front elevation.



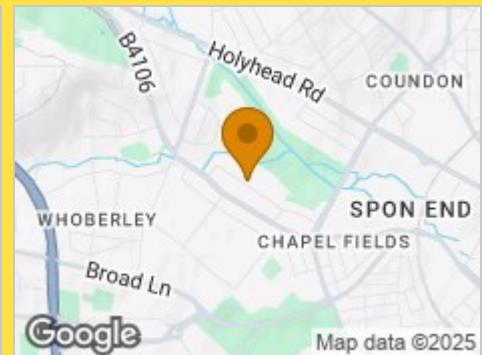
Road Map



Hybrid Map



Terrain Map



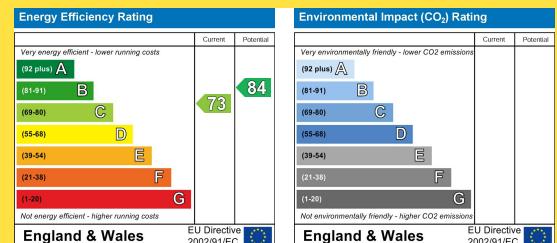
Floor Plan



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.