



TAILOR MADE

SALES & LETTINGS



Wildcroft Road

Whoberley, Coventry, CV5 8AW

Asking Price £270,000



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Tailor Made Sales and lettings are delighted to offer a fantastic opportunity to purchase this lovely double bay fronted family home. Located in popular Whoberley close to a good selection of local schools, shops, amenities and transport links. A beautiful home providing a great family space whilst keeping the best bits of its original character.

On the ground floor you have a spacious entrance hallway with original Minton tiled floor and stunning stain glass panels to all doors. A bright Bay fronted lounge with feature fireplace. Dining room which leads into the modern kitchen and benefits from sliding patio doors onto the private rear garden with patio, lawn and mature scrubs leading down to the insulated garden room, providing a flexible space, currently set up as a cinema room/office.

On the First floor you have a spacious landing with doors off to three good sized bedrooms and a lovely family bathroom.

Entrance Hallway

A stunning entrance hallway, original Minton tile floor, stain glass window to all doors, central heating radiator.

Lounge

Large double glazed bay window to front elevation, feature fireplace, central heating radiator.

Dining Room

Double glazed sliding patio doors, central heating radiator, archway to kitchen.

Kitchen

Double glazed window and door to rear garden. Range of modern wall and floor mounted units, electric oven, hob and extractor. Built in dishwasher. Space for Washing machine, tumble dryer and fridge freezer.

Bedroom One

Large double glazed bay window to front elevation. Fitted wardrobe and central heating radiator.

Bedroom Two

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

Double glazed window to front elevation, central heating radiator.

Bathroom

Three piece white suite with vanity storage. Rainfall shower over bath and heated towel rail.

Garden Room

Insulated garden room (currently used as cinema room/office). Two double glazed windows, lights and power supply.

Garden

Lovely private garden with patio, lawn, mature shrubs, pathway leading to garden room and gate providing rear access.

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

Tel: 024 76939550

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/

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.

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.



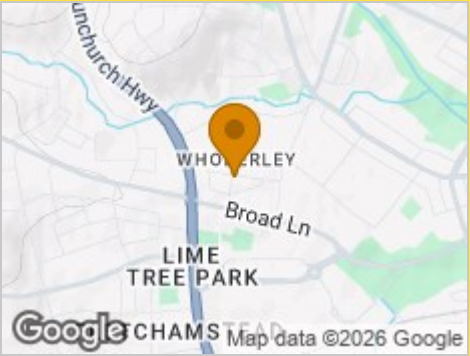
Road Map



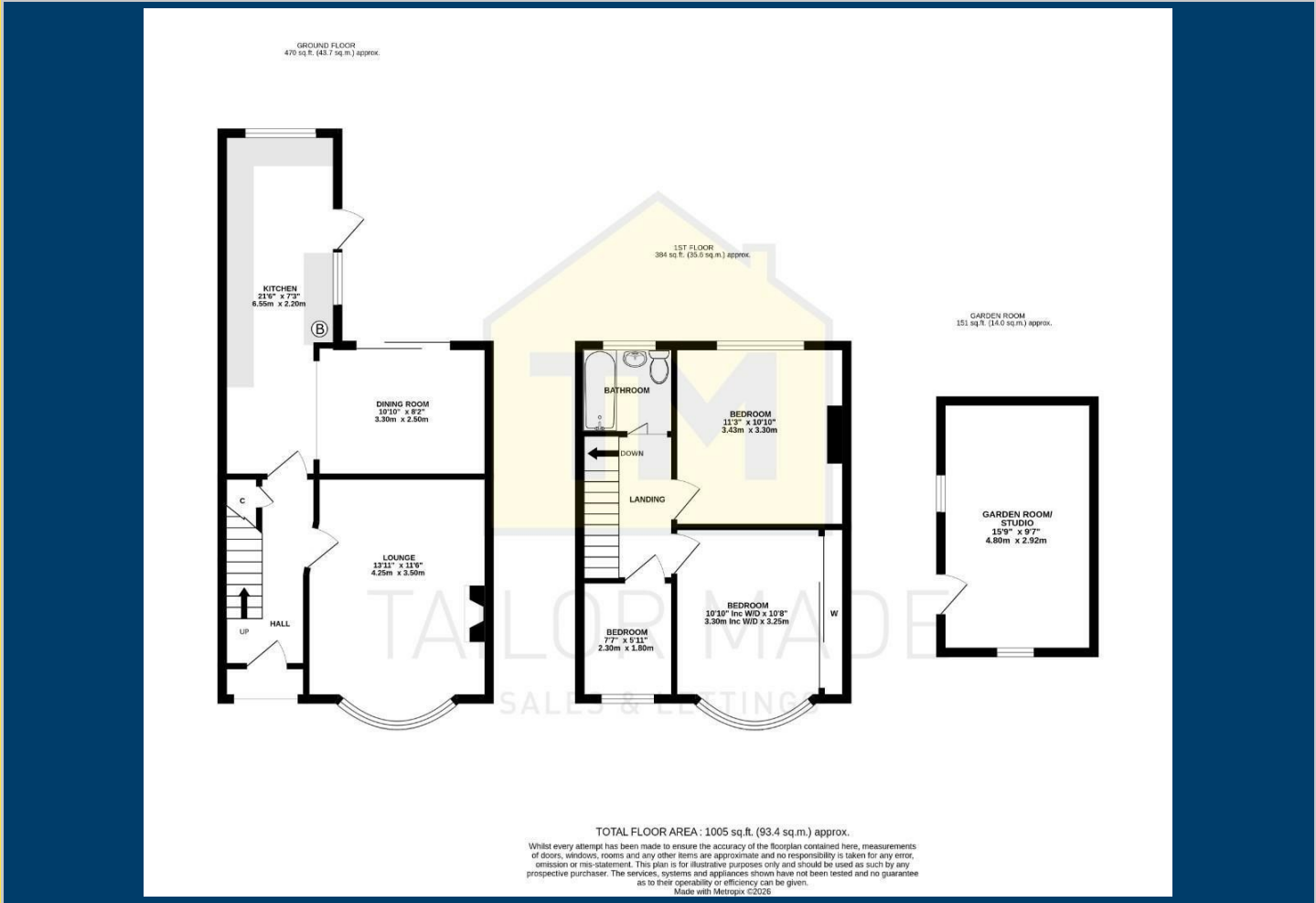
Hybrid Map



Terrain Map



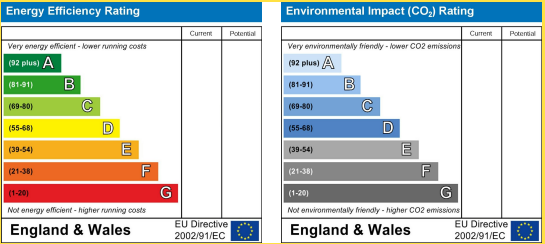
Floor Plan



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