



**TAILOR MADE**  
SALES & LETTINGS



**Dyson Street**

Tile Hill, Coventry, CV4 9PS

Asking Price £90,000



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Tailor Made Sales and Lettings are delighted to bring to market this ideal first time buyer purchase or buy to let opportunity with an anticipated yield of 8.7%, based on £695pcm rent (which is being achieved on several, similar locally based properties).

The property has been completely refurbished, benefitting from full redecoration, new flooring, brand new fully fitted kitchen, modern bathroom, gas central heating and double glazed throughout. There is a shared communal garden to the rear, along with brick built storage sheds.

The accommodation, located on the first floor, comprises a entrance hallway, large cupboard which could double up as a utility and houses the gas combination boiler, large double bedroom, bathroom, spacious lounge / diner and separate newly installed kitchen.

## Entrance Hallway

Doors off to all principle rooms and large storage/utility cupboard

## Bedroom One

Double glazed window to the side elevation, central heating radiator, built in storage.

## Utility Cupboard

A spacious store room, housing a wall mounted gas combination boiler and space for a washing machine/tumble dryer.

## Bathroom

A fully tiled, comprises a white suite which includes a bath with shower over, glass shower screen, wash hand basin, WC, radiator and double glazed window.

## Lounge / Diner

Large double glazed window to the front elevation, central heating radiator, wall mounted electric fire, door to the kitchen.

## Kitchen

A range of newly installed wall and base units, stainless steel sink drainer, four ring gas hob with extractor hood over, electric oven, double glazed window to the rear and space for washing machine and fridge freezer.

## 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.



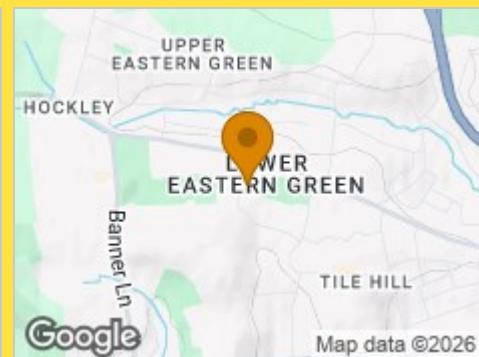
## Road Map



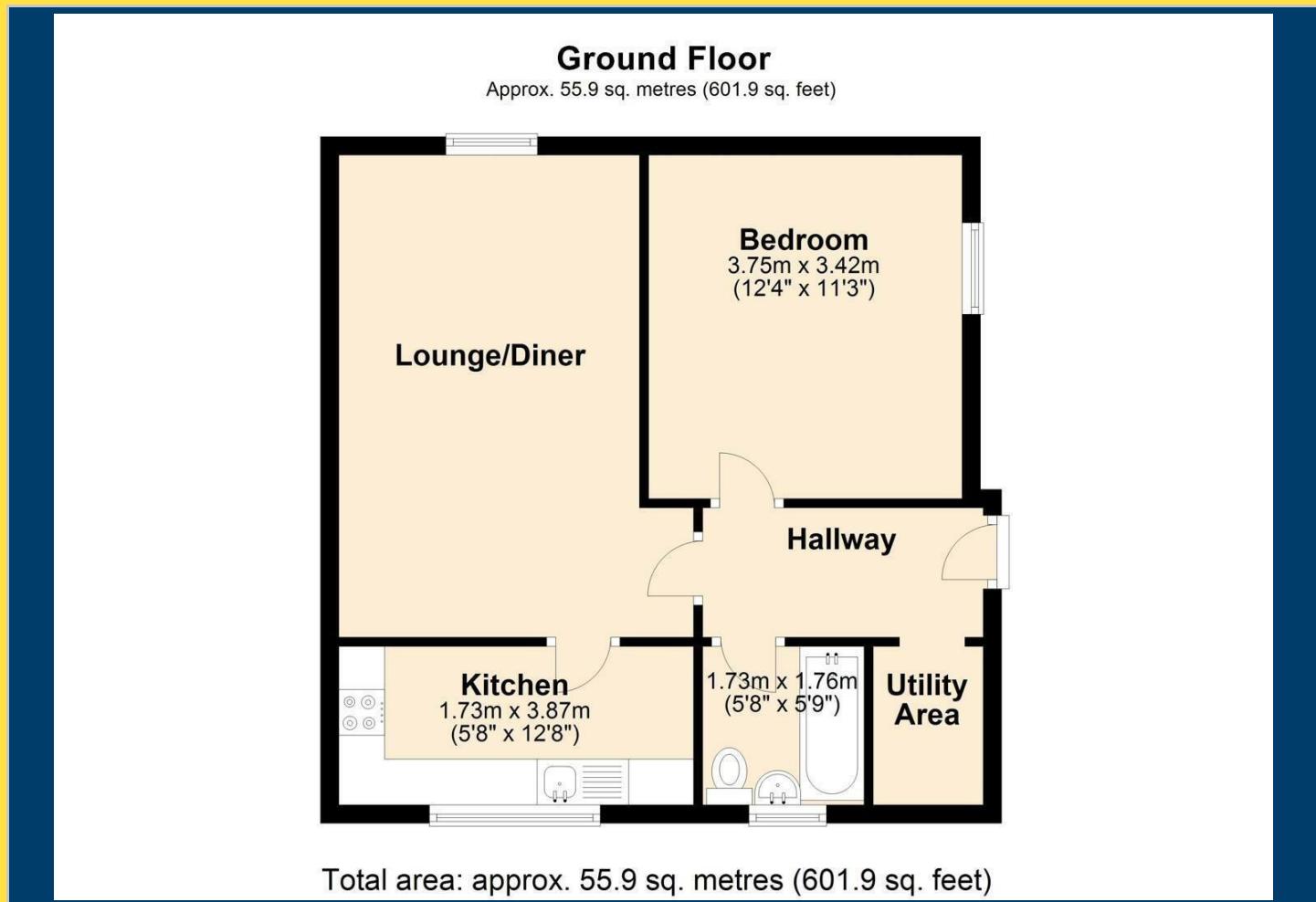
## Hybrid Map



## Terrain Map



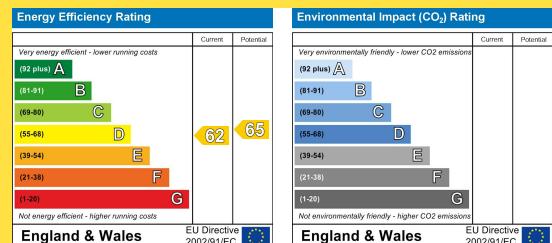
## Floor Plan



## 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.