



TAILOR MADE
SALES & LETTINGS



Thorney Road

Wyken, Coventry, CV2 3PH

Asking Price £179,950



Thorney Road

Wyken, Coventry, CV2 3PH

Asking Price £179,950



Property Overview

Tailor Made Sales & Lettings are delighted to bring to market this newly renovated, two bedroom semi detached property in Wyken, Coventry. A lovely peaceful cul-de-sac, with this particular property being situated right at the end of Thorney Road.

The property is ideally positioned within easy reach of UHCW, A444 linking to the excellent motorway network, There is a wide range of local shops, amenities parks and good schooling options.

There is the huge benefit of off road parking, no onward chain and a property that has been recently renovated and has a lovely size garden.

Briefly comprising:

Front of Property

Semi Detached property with driveway & gated side access, entrance doorway with storm porch.

Entrance Hallway

Entrance Hallway with access to principle ground floor rooms & stairs to first floor.

Reception Room

Reception Room with oriel window to the front aspect & central heating radiator & brand new carpet.

Kitchen

Modern Kitchen with a selection of wall & floor units, eye height double oven, gas hob, freestanding fridge freezer & stainless steel sink. Door to rear garden.

Stairs & Landing

Stairway leading to first floor landing, with doors to all first floor rooms.

Bedroom One

Double Bedroom to the front of the property, window to the front aspect, central heating radiator, built-in storage & airing cupboards, new carpet.

Bedroom Two

Single Bedroom to the rear of the property, window to the rear aspect, central heating radiator & brand new carpet.

Bathroom

Newly renovated Bathroom with bath with electric shower over, glass shower screen, pedestal sink, w/c, vinyl flooring & shower boarded walls.

Rear Garden

Well sized Rear Garden, patio & gated side access. Please note that the garden is to laid to turf or astro turf prior to the next tenancy.

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.



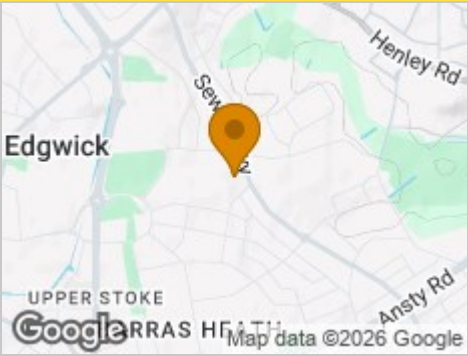
Road Map



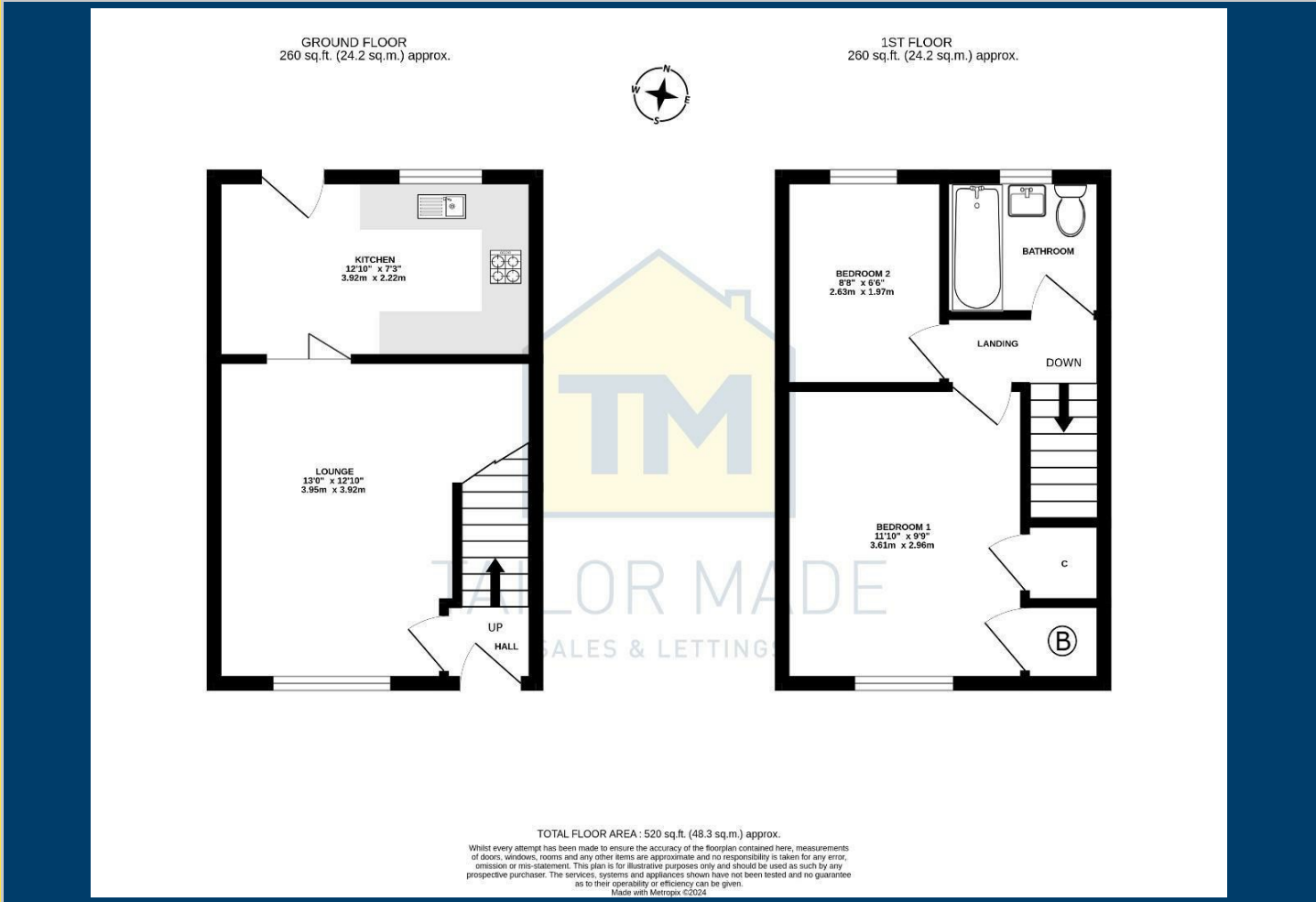
Hybrid Map



Terrain Map



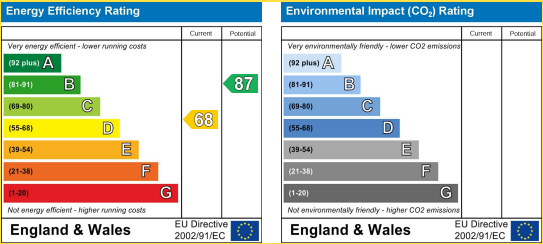
Floor Plan



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.