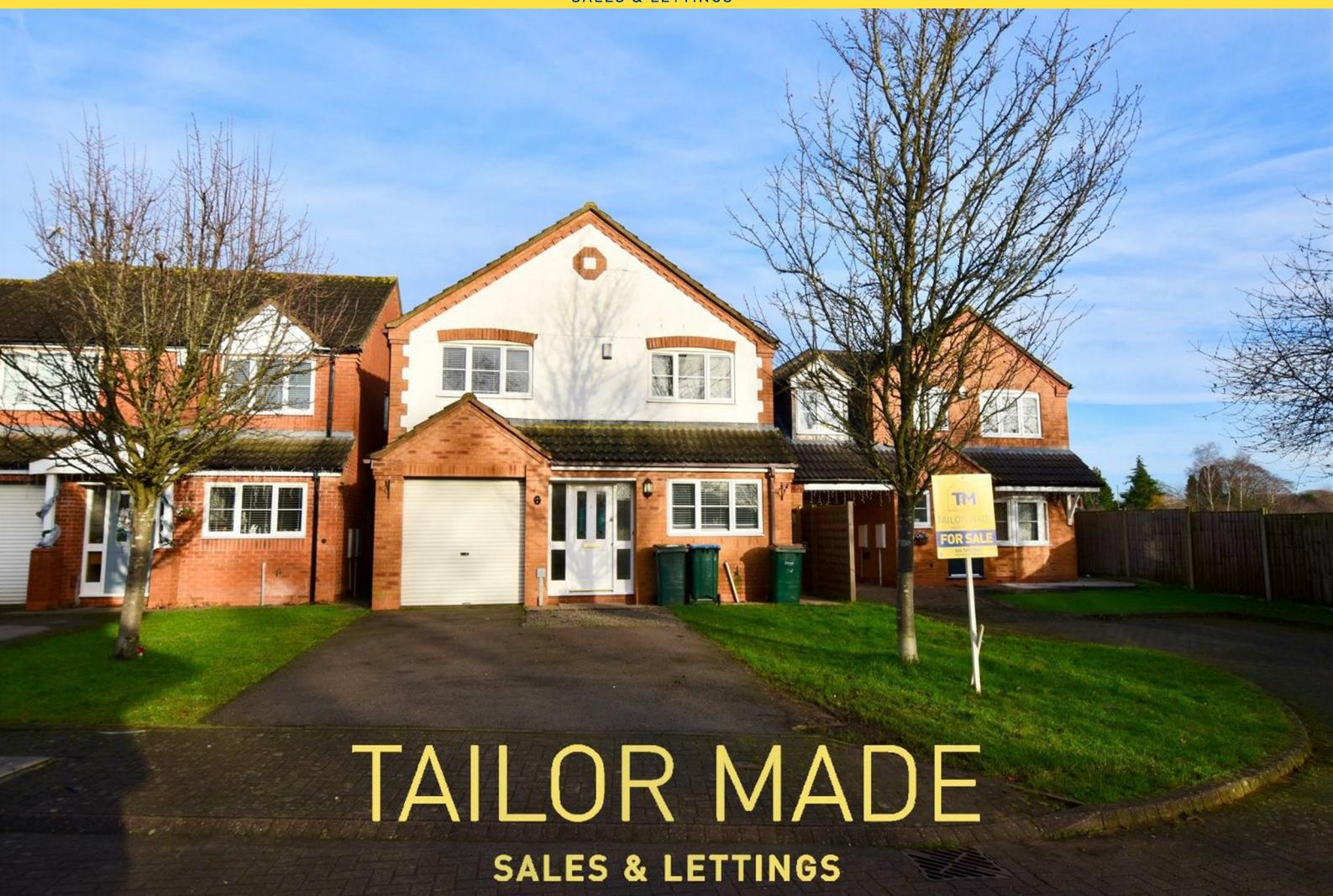




TAILOR MADE
SALES & LETTINGS



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Renolds Close

Tile Hill, Coventry, CV4 9GB

Asking Price £335,000



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Tailor Made Sales and Lettings are delighted to bring to market this spacious four bedroom detached family home, tucked away on a quiet cul-de-sac, off Tile Hill Lane, backing onto Old Coventrians Rugby Club.

The property boasts an impressive 42sqm open plan living area, which wraps around into an open plan kitchen / diner, guest cloakroom and scope to knock through into an integral single garage.

There are four bedrooms on the first floor, with the master having an en-suite room and large four piece family bathroom.

A driveway to the front, provides off-road parking for two vehicles, with scope to add a third, secure side access and a private enclosed rear garden.

The property is conveniently situated within easy reach of a wide range of local amenities, supermarket, health club, restaurants, superb road network and Canley Train Station, with direct links to Birmingham and London

Property Summary

Entrance Hallway

Central heating radiator, doors into the kitchen, lounge and downstairs WC, stairs to the first floor.

Guest Cloakroom

WC, wash hand basin.

Kitchen (Open Plan)

A range of wall and base units, composite sink drainer, four ring electric hob, extractor hood above, integrated fridge / freezer, Neff electric oven, integrated microwave and dishwasher. There is space for washing machine, double glazed window to the

front elevation, double glazed door to the side elevation, radiator and opening into the dining area.

Open Plan Living / Dining

Open plan to the kitchen / dining area, spot lights, central heating radiators, open plan to the conservatory with double glazed windows to three sides with fitted blinds, double glazed patio doors into the garden.

First Floor Landing

Doors off to all four bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, central heating radiator, built in wardrobe and door into the en-suite.

En-Suite

Shower cubicle with glass screen, wash hand basin, WC.

Bedroom Two

Double glazed window and central heating radiator.

Bedroom Three

Double glazed window and central heating radiator.

Bedroom Four

Double glazed window and central heating radiator.

Family Bathroom

A fully tiled modern four piece family bathroom, comprising a bath with mixer tap shower, separate shower cubicle, wash hand basin with vanity unit, WC, large store cupboard, housing a wall mounted gas combination boiler, double glazed window and radiator.

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.

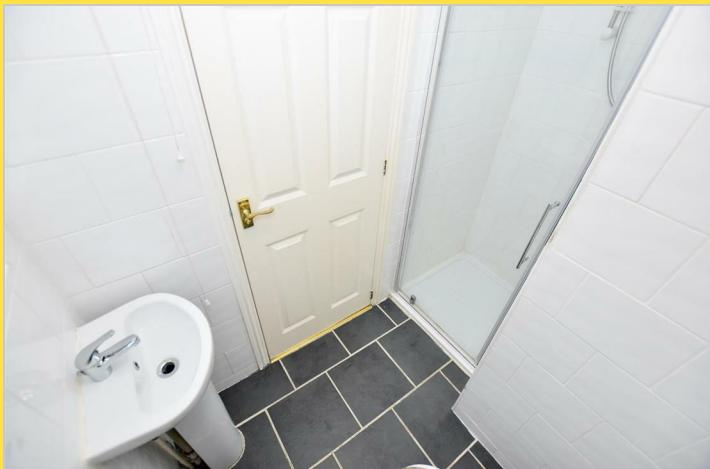
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

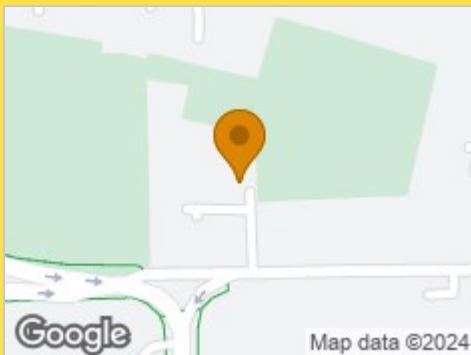
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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.



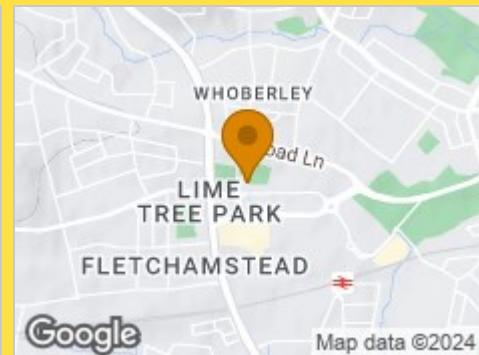
Road Map



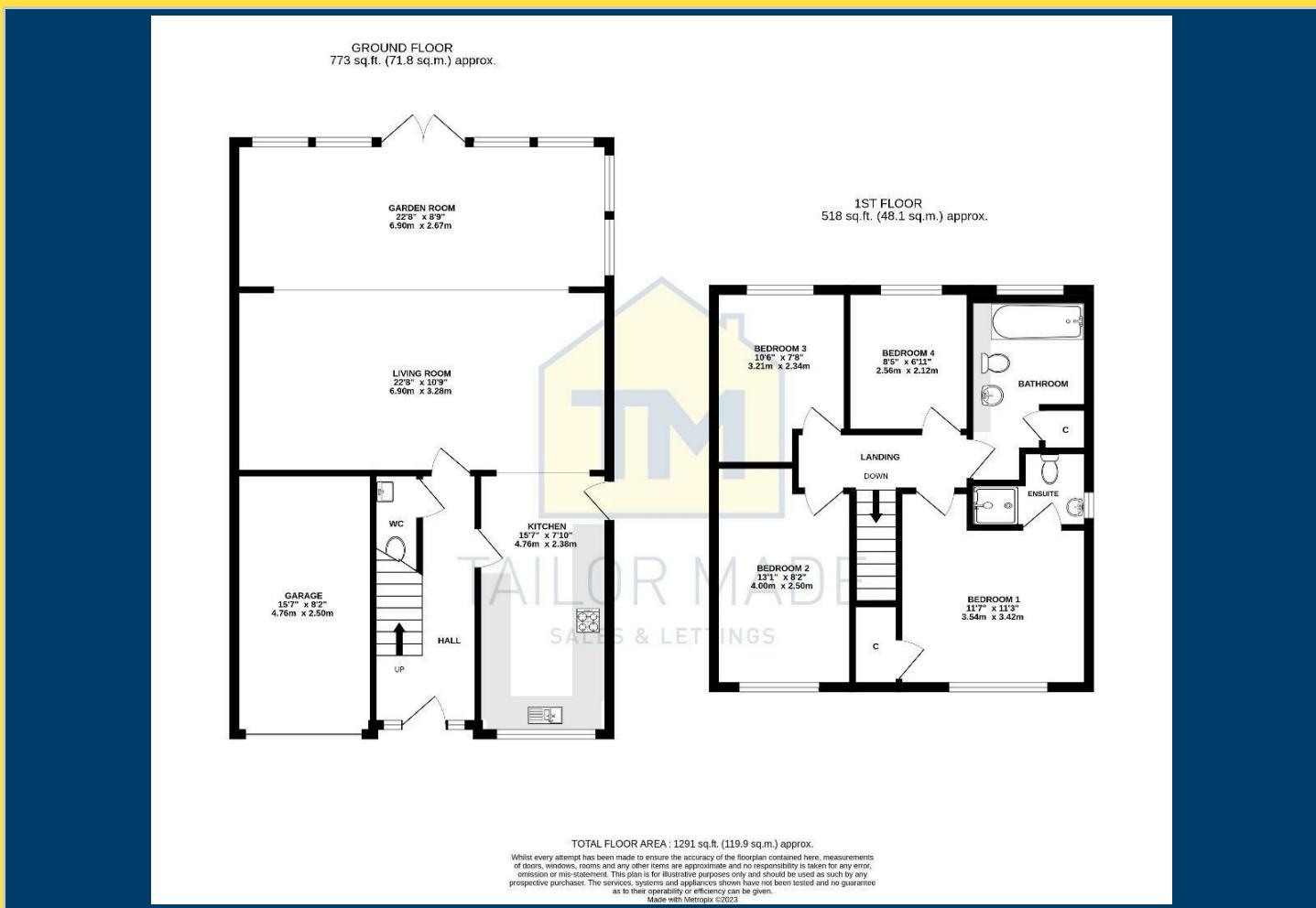
Hybrid Map



Terrain Map



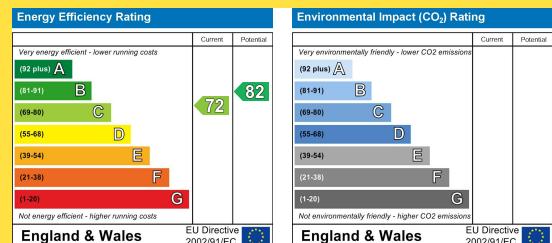
Floor Plan



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.