



**TAILOR MADE**  
SALES & LETTINGS



**Cranford Road**  
Chapelfields, Coventry, CV5 8JF

Offers Over £235,000



# Cranford Road

## Chapelfields, Coventry, CV5 8JF

Offers Over £235,000



Tailor Made Sales and Lettings are delighted to bring to market this well presented, double bay fronted terraced home, ideal for first time buyers and young families. Located on a quiet street within the popular area of Chapelfields, the property is conveniently located a short walk from Coundon Wedge and Allesley Park, a plethora of shops, local amenities and good transport links. This home is situated within school catchment for the popular St Christopher's Primary and also Coundon Court Secondary.

There is off-road parking for two vehicles to the front of the property, along with a wall mounted EV charge point for those with electric or plug in hybrid vehicles. There is a double garage to the rear which is access via the rear service road.

The accommodation comprises a front porch area, entrance hallway with traditional Minton tiled flooring, doors off to the lounge / diner which could be separated, extended galley kitchen which then leads off to a utility room and the garden. The first floor offers two generous double bedrooms, one single bedroom and a family bathroom.

The garden is well presented, landscaped with attractive flagstoned patio area, raised planters, lawn and pathway to the double garage.

### Summary

#### Porch

Glazed door to the entrance hallway

#### Entrance Hallway

Minton tiled flooring, central heating radiator, stairs leading to the first floor, under stairs storage cupboard and doors off to the kitchen and lounge / diner.

#### Lounge / Diner

Separated by an archway which could be closed off should you wish for two reception rooms. Double glazed bay window to the front elevation, central heating radiator, dining area with further radiator, double glazed windows and door onto the garden.

#### Kitchen

A range of wall and base units, larder unit, five ring electric hob with extractor hood over, electric oven, stainless steel sink drainer, integrated dishwasher and space for a fridge freezer. There are double glazed windows to the side elevation, a double glazed door into the garden and an internal door into the utility room.

#### Utility

Wall units and counter top. Space and plumbing for a washing machine, tumble dryer and under counter fridge or freezer. Double glazed window to the rear elevation.

#### First Floor Landing

Doors off to all three bedrooms and the bathroom.

#### Bedroom One

Double glazed window to the front elevation and central heating radiator.

#### Bedroom Two

Double glazed window to the rear elevation, central heating radiator

#### Bedroom Three

Double glazed window to the front elevation and central heating radiator.

#### Bathroom

A fully tiled modern bathroom, comprising a white suite, including p-shaped bath with shower over and curved shower screen, wash hand basin, WC, radiator and double glazed window.

## 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.

## 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.

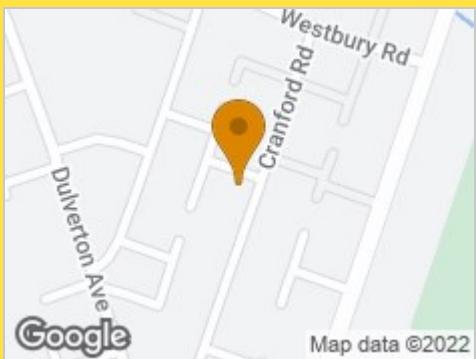
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



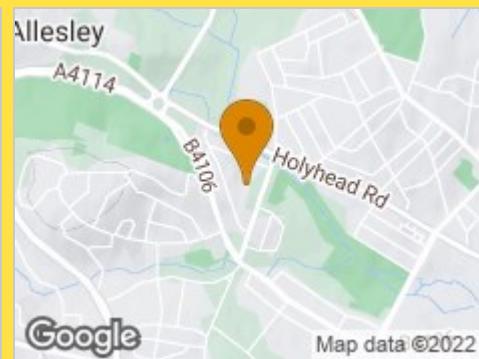
## Road Map



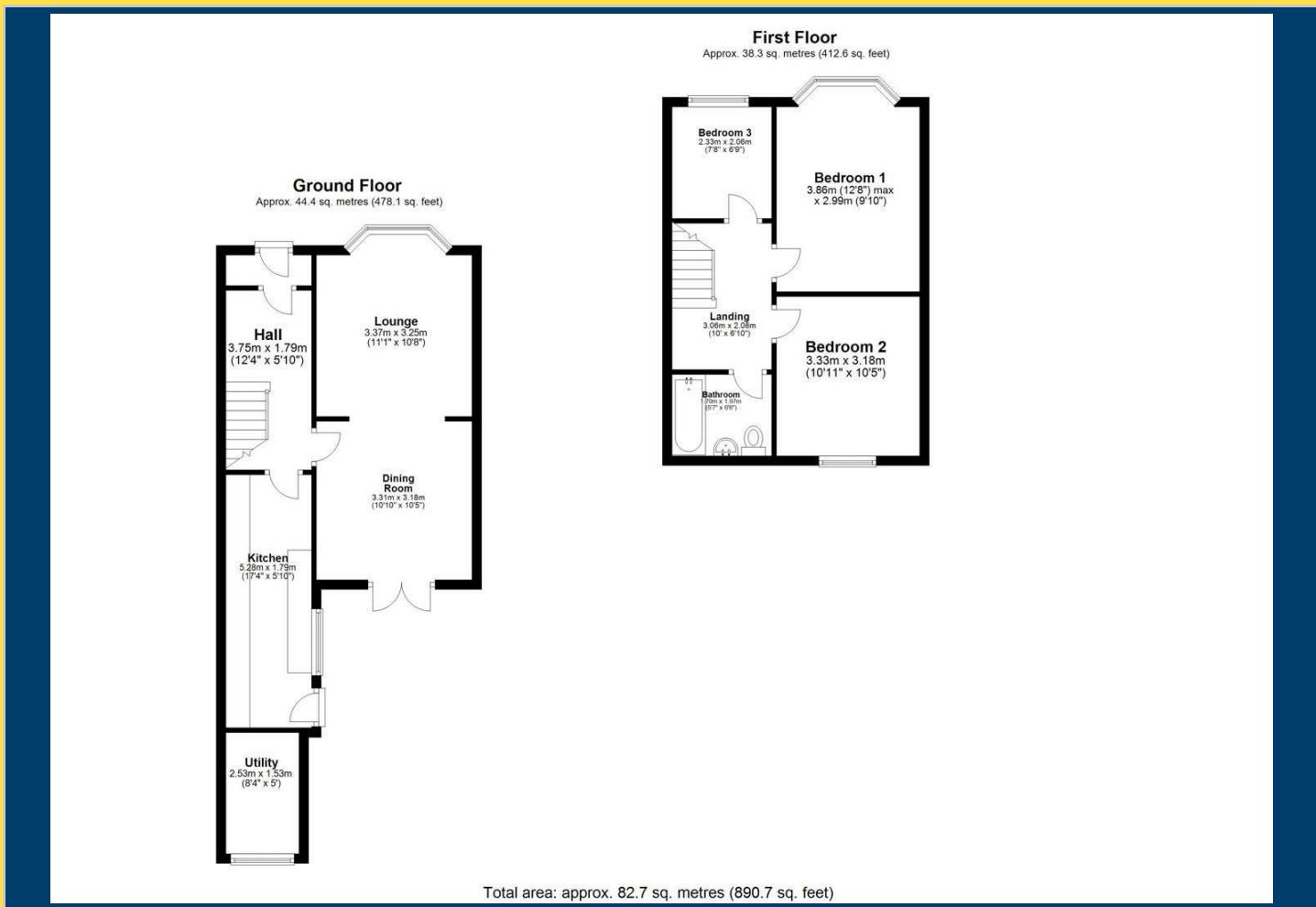
## Hybrid Map



## Terrain Map



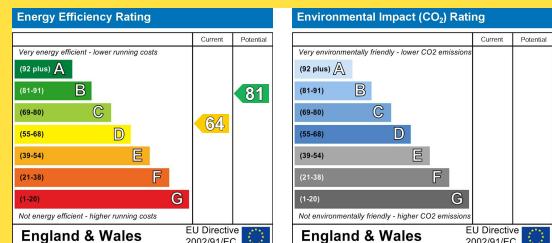
## Floor Plan



## 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.