



**TAILOR MADE**  
SALES & LETTINGS



## Dulverton Avenue

Chapelfields, Coventry, CV5 8HH

Asking Price £325,000



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Tailor Made Sales and Lettings are delighted to bring to market this exceptional, extended three bedroom semi detached family home located in the desirable location of Chapelfields. A property well positioned for excellent local amenities, good schooling, easy access to Coundon Wedge and Allesley Park.

The property has a driveway to the front, providing off road parking for three vehicles as well as a single garage with direct access into the property.

The ground floor offers a front porch, stunning front door with stain glass window, gorgeous Minton tiled flooring proving bags of character. There is a modern downstairs WC, spacious separate lounge and stunning extended, open plan kitchen / dining / living area.

The first floor has two generous sized double bedrooms, a good sized single bedroom and a modern family bathroom.

The garden has been beautifully landscaped and is fairly low maintenance, offering a lovely cover pergola area, great for family time and entertaining, traditional pizza oven, paved patio, lawn and shrub borders.

#### Full property summary

#### Porch

Front porch with timber door and stunning stain glass windows to the hallway.

#### Entrance Hallway

Gorgeous Minton tiled flooring, radiator, under stairs storage, doors to the WC, lounge and kitchen / diner.

#### Lounge

Double glazed bay window to the front elevation,

central heating radiator, gas fire with modern surround.

#### Cloakroom

WC, wash hand basin and radiator

#### Extended Open Plan Kitchen / Dining / Living

A fabulous range of wall and base units, quartz counter tops, one and half bowl sink drainer, induction hob, electric oven, built in fridge freezer and dishwasher. There is Amtico herringbone flooring throughout, ample dining and living space, double glazed window and patio door to the garden, Velux sky lights, radiator and door to the utility.

#### Utility

Wall and base units, laminate counter tops, stainless steel sink drainer, double glazed window and door to the garden and a door proving direct access into the garage

#### First Floor Landing

Doors off to all three bedrooms and the family bathroom.

#### Bedroom One

Double glazed bay window to the front elevation, built in wardrobes and central heating radiator

#### Bedroom Two

Double glazed window to the rear elevation, built in wardrobes and desk area, central heating radiator

#### Bedroom Three

Double glazed window to the front elevation, built in wardrobe and central heating radiator.

#### Bathroom

A modern fully tiled bathroom, comprising a white suite including a bath, shower over, WC, wash hand basin, 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.

## 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

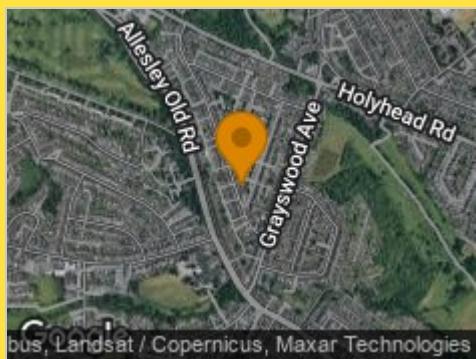
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



## Road Map



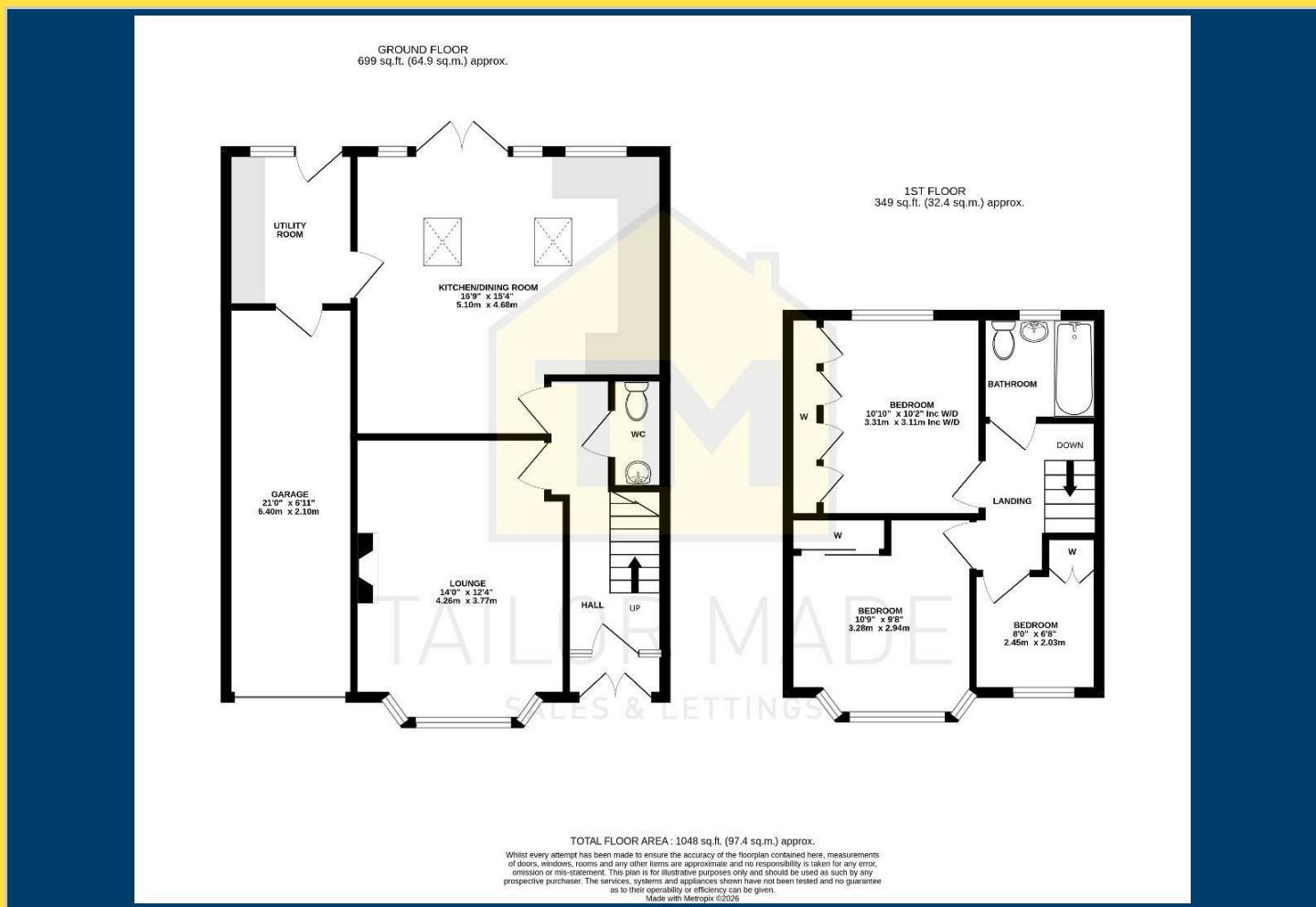
## Hybrid Map



## Terrain Map



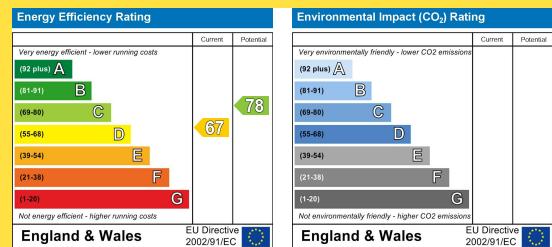
## Floor Plan



## 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.