



TAILOR MADE

SALES & LETTINGS



## Winnallthorpe

Willenhall, Coventry, CV3 3FB

Asking Price £175,000



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Tailor Made Sales and Lettings are delighted to introduce this excellent sized three bedroom family home or first time purchase, representing superb value for money in a quiet location close to a wide range of shops, local amenities, schooling, Airport Retail Park and easy access to the motorway network, including M6, M69 and M1.

The property has a pedestrianised frontage, parking to the rear and a good sized rear garden with covered, decked seating area.

The ground floor accommodation comprises a front entrance area, good sized lounge with patio doors to the garden and lovely open plan, modern kitchen / diner.

The first floor comprises three well proportioned bedrooms, a bathroom and separate WC.

## Entrance Hallway

Doors to the lounge and kitchen.

## Lounge

Double glazed patio doors to the garden, central heating radiator and wall mounted modern fire.

## Kitchen / Diner

A range of wall and base units, laminate counter top, stainless steel sink drainer, four ring gas hob, electric oven, space for fridge freezer and washing machine. There is a bay window to the front elevation, dining area, double glazed window and door to the garden.

## First Floor Landing

Doors to all three bedrooms, the WC and bathroom, along with an airing cupboard housing a wall mounted gas combination boiler.

## Bedroom One

A spacious double bedroom with double glazed window, recess area which could be a dressing area and central heating radiator

## Bedroom Two

Double glazed window, central heating radiator and built in storage

## Bedroom Three

Double glazed window and central heating radiator.

## WC

WC and double glazed window

## Bathroom

A white suite comprising a bath with shower over and 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)

Tel: 024 76939550

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.

### Agent Disclaimer

This property is a Wimpey No-Fines build.

Wimpey No-Fines is a type of non-standard construction concrete house designed by George Wimpey & Co Ltd.

They were designed to be low-cost and quick to build. This was necessary, as there was a shortage of skilled labour, housing and materials following WWII.

Over 300,000 of these houses were built in the UK from the 1940s onwards. The houses are built from cast in-situ concrete. This means they didn't need skilled bricklayers, who were in short supply after the Second World War.

"No-Fines" refers to the type of concrete mixture used, which contains no sand or other small particles. Instead, it is made up of 1/2" to 3/4" stone or gravel aggregate mixed with cement.

The majority of high street lenders will lend on these properties. We would advise you speak with your financial advisor.



Road Map



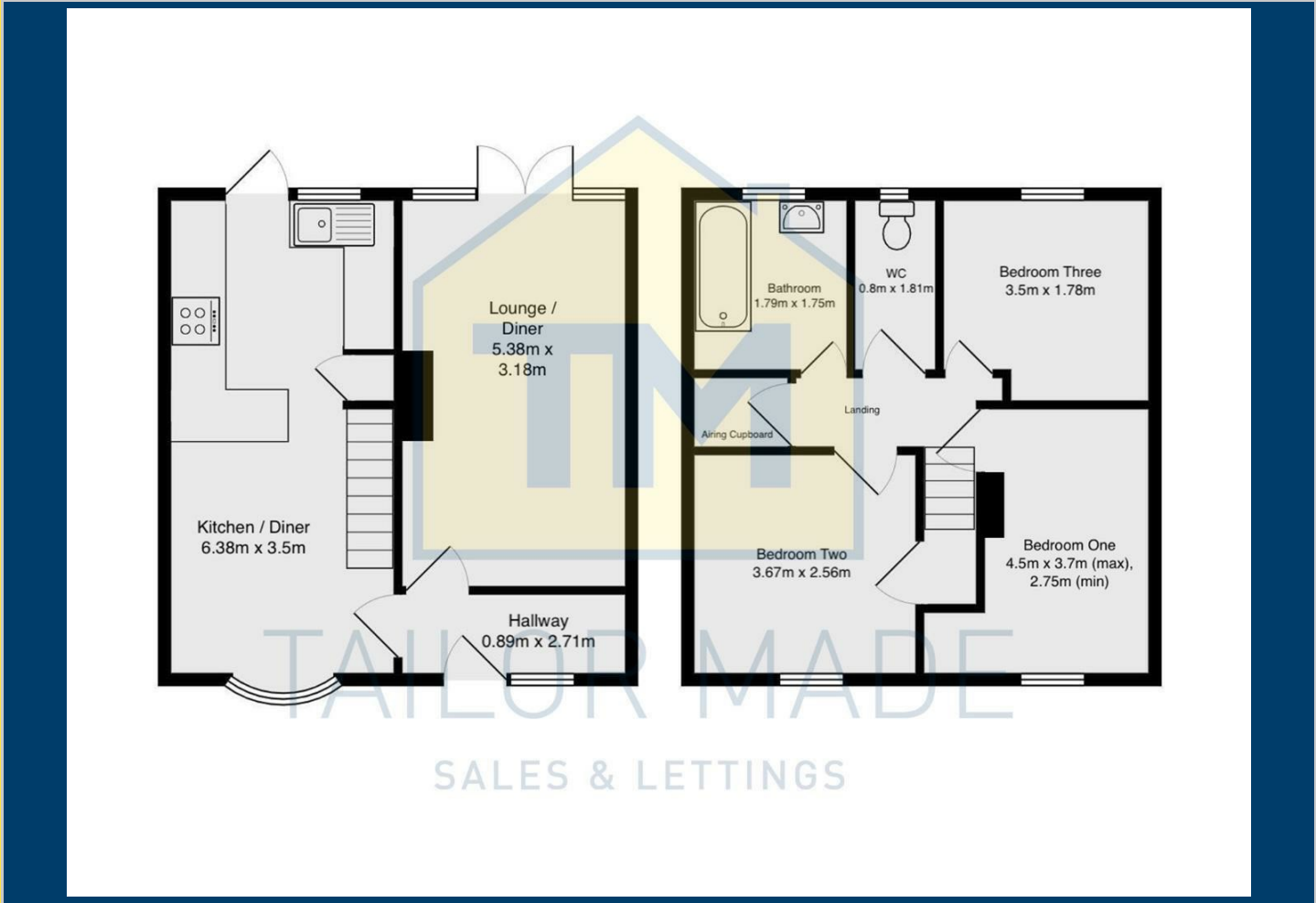
Hybrid Map



Terrain Map



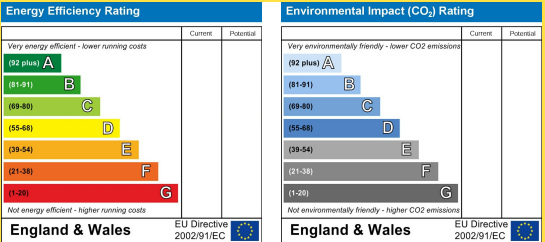
Floor Plan



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.