



TAILOR MADE
SALES & LETTINGS



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Blake Close

Galley Common, Nuneaton, CV10 9RQ

Offers Over £250,000



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this exceptional, extended three bedroom semi detached, much improved family home, nestled away in a quiet cul-de-sac within the popular area of Galley Common.

The current owners have completely transformed the property from top to bottom, as well as two storey side extension, single storey rear extension and detached garden room.

There is a good sized concrete print driveway, leading to a composite front door, entrance hallway, large open plan modern lounge / diner with feature media wall, under stairs storage, tiled floor, bi-folding doors onto the garden and large opening into the kitchen and utility area. The kitchen comprises a lovely range of wall and base units, Quartz counter tops and integrated appliances. Off the kitchen is an excellent sized utility and WC.

The first floor comprises three excellent sized double bedroom, including a large master bedroom with walk in wardrobe area and dual aspect windows. A modern bathroom completes the first floor with shaped bath, shower over, WC and wash hand basin with vanity unit.

The garden has been completely landscaped with porcelain paved patio, raised patio area with glass balustrade, astro turf area, raised planters, summer house and detached garden room with air conditioning.

Kitchen/ Breakfast Room

A stunning range of wall and base units, Quartz counter tops, inset sink drainer, five ring gas hob, extractor hood above, eye-level electric oven, microwave, integrated fridge freezer and dishwasher. Double glazed window to the front elevation, open plan to the lounge / diner and door into the utility.

Lounge Diner

Beautiful, open plan Lounge Diner. Spotlights, tiled flooring, bi-folding doors out to rear garden. Feature Media Wall, immaculately presented throughout. Door to Entrance Hallway, to Kitchen/Breakfast Room. Double glazed to the front elevation, gas central heating.

Utility & Downstairs WC

Counter top area, space for washing machine and tumble dryer, WC and wash hand basin with vanity unit, splash back modern tiling and double glazed window to the rear.

Bedroom One

Dual aspect double glazed windows to the front and rear, two rain censored, remote control Velux sky lights with built in black out blinds and central heating radiator.

Bedroom Two

A spacious double bedroom with two double glazed windows to the front elevation, central heating radiator and two built in wardrobes.

Bedroom Three

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

Bathroom

A fully tiled modern bathroom comprising a white suite including a shaped bath with shower over, WC, wash hand basin with vanity unit, chrome towel radiator and double glazed window.

Garden Room

An ideal home office, bar or playroom with wall mounted air conditioning unit providing warm and cold air. Double glazed patio doors onto the garden.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

Tel: 024 76939550

- 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

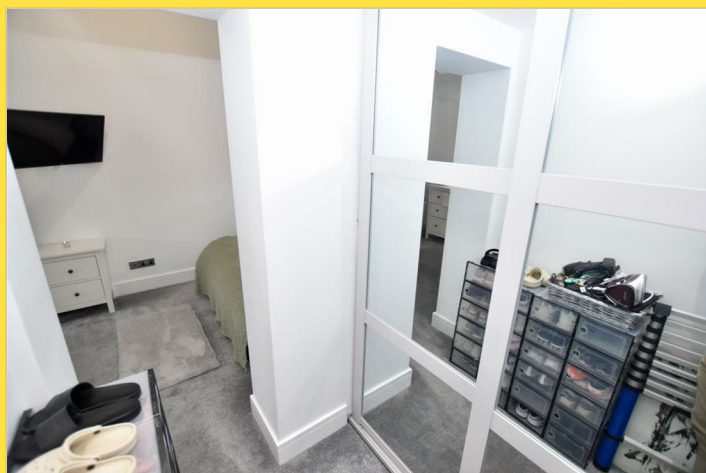
only and as such must be considered incorrect.

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



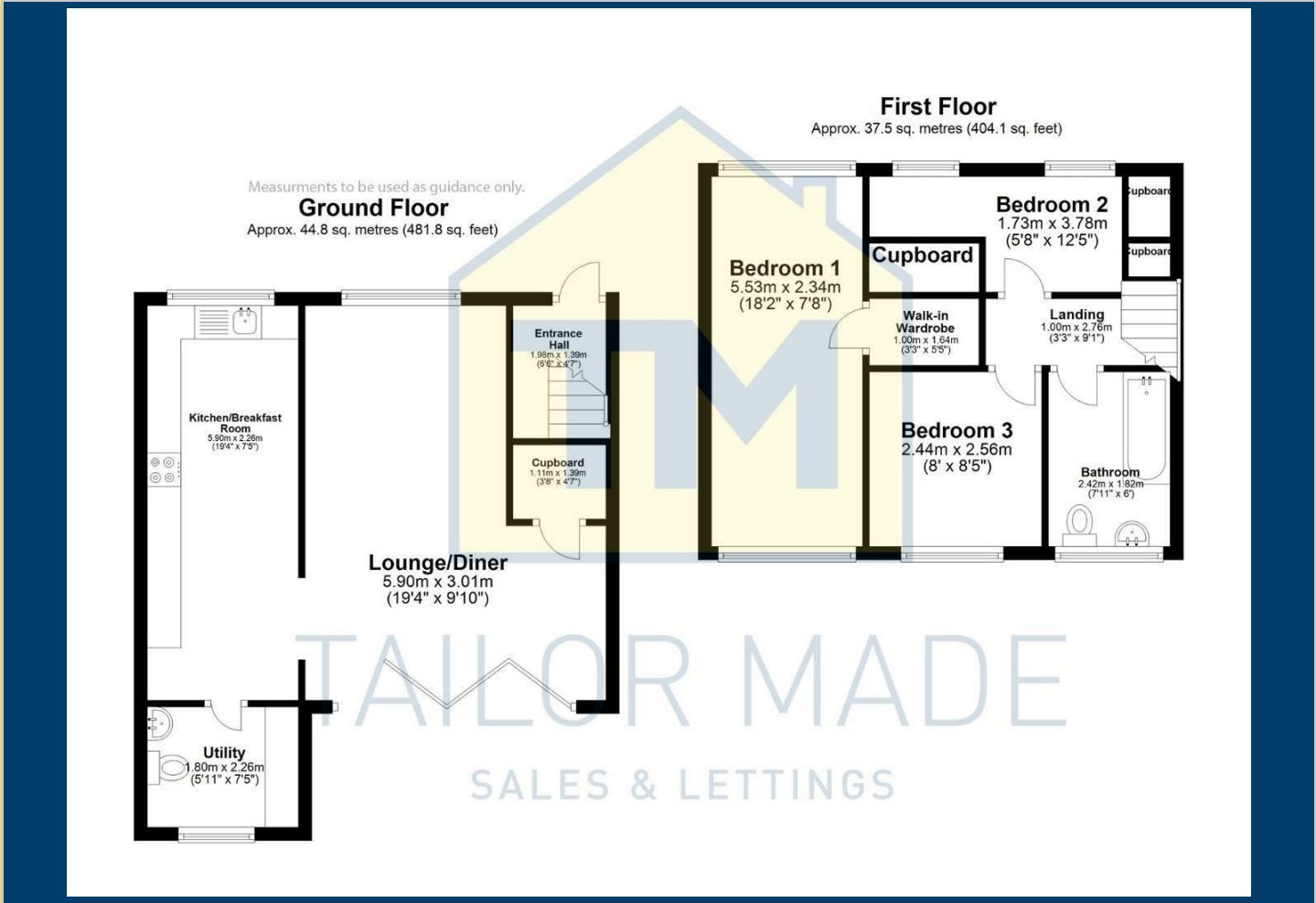
Hybrid Map



Terrain Map



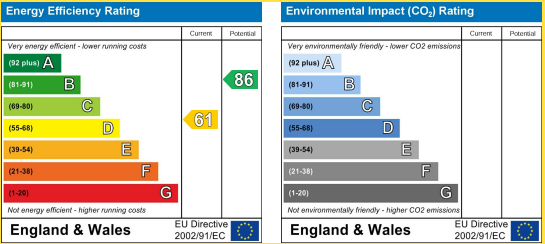
Floor Plan



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.