TAILOR MADE

SALES & LETTINGS

# Lower Eastern Green Lane

Eastern Green, Coventry, CV5 7DT

Offers Over £550,000

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## Eastern Green, Coventry, CV5 7DT

## Offers Over £550,000

A real pleasure to bring to market this superb detached family home, extended on the ground floor to offer, stylish and well proportioned rooms, sociable open plan family areas, presented to a very high standard in the much sought after area of Eastern Green. The area is well served by excellent local amenities, shops, highly regarded schooling and this property has a lovely outlook backing onto fields. Conveniently located on the edge of the city within close proximity to neighbouring Balsall Common, Kenilworth and easy access via the A45 to the motorway networking, linking Birmingham, NEC and Airport.

This excellent plot offers ample off road parking, provided by a block paved driveway with raised planter, shrub border, contemporary front door and extended double garage with electric roller door. The rear garden has been beautifully landscaped with large porcelain paved wrap around patio area, small sleeper retaining wall with porcelain steps to a lovely lawned area with open post and rail fencing to maximise the stunning outlook, over fields. There is an additional porcelain paved patio, shrub borders wrapping around the garden, secure gated side access and door into the garage.

The ground floor accommodation comprises a spacious and welcoming porch area with ample room for shoes and coats. There is direct access into the double garage, and a door leading into the entrance hallway.

The hallway has modern LVT flooring, central heating radiator, stairs to the first floor and doors off to the spacious lounge, modern downstairs shower room and WC. There is a further door to the hub of the home, the rear extended L-shaped kitchen / dining/ family area.

Equipped with bright, modern kitchen, comprising a range of wall and base units, contemporary Quartz countertops, inset sink drainer built-in double oven, dishwasher, fridge freezer and induction hob. There is a large open plan dining area with a cast iron log burner, leading into an energy efficient insulated family room with double glazed windows overlooking the beautiful garden. This is a great entertaining, sociable space,ideal for family time, hosting guests and bags of natural light, with double glazed windows and patio doors onto the garden and a door into the utility room.

The Utility room has a selection of wall and base unit slamming at countertops, stainless steel sink drainer space for washing machine and tumble dryer wall mounted gas combination boiler double glazed window and door to the side patio.

The lounge to the front of the property, provides a spacious retreat in the evenings with large double glazed Oriel window, central heating radiators and gas fire with large stone surround to cosy up to in the winter months.

The first floor boasts four great sized bedrooms, two of which are large double bedrooms, both with fitted wardrobes, neutral decor, central heating radiators and double glazed windows. Followed by two smaller, but still well proportioned double bedrooms, both fitted out as stylish children's bedrooms, one with built in wardrobe and the other with plenty of space for a free standing wardrobe. Both of these rooms enjoy gorgeous far reaching field views from the double glazed windows.

The main bathroom is an excellent sized, fully tiled, comprising a five piece suite, including a shower enclosure, bath, WC, wash hand basin and bidet. There is a double glazed window and radiator.

Overall the property offers great room sizes, ample reception rooms, modern fixtures and fittings with stylish decor. The benefit of two wash facilities, along with open plan social spaces makes this a great fit for families. There is ample parking for multiple vehicles with the added bonus of an extended double garage with direct access to the property.

A newly installed roof, owned solar panels and various eco upgrades makes this an energy efficient home and not too costly to operate on a monthly basis. A lot of hard work and

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money has gone into this home and garden and an internal viewing is highly recommended.

## 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 some of our photographs may include the use of AI furnishings to demonstrate how a room could be presented.

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.

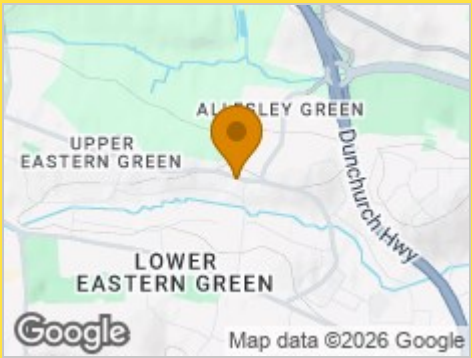
## Money Laundering Regulations

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.

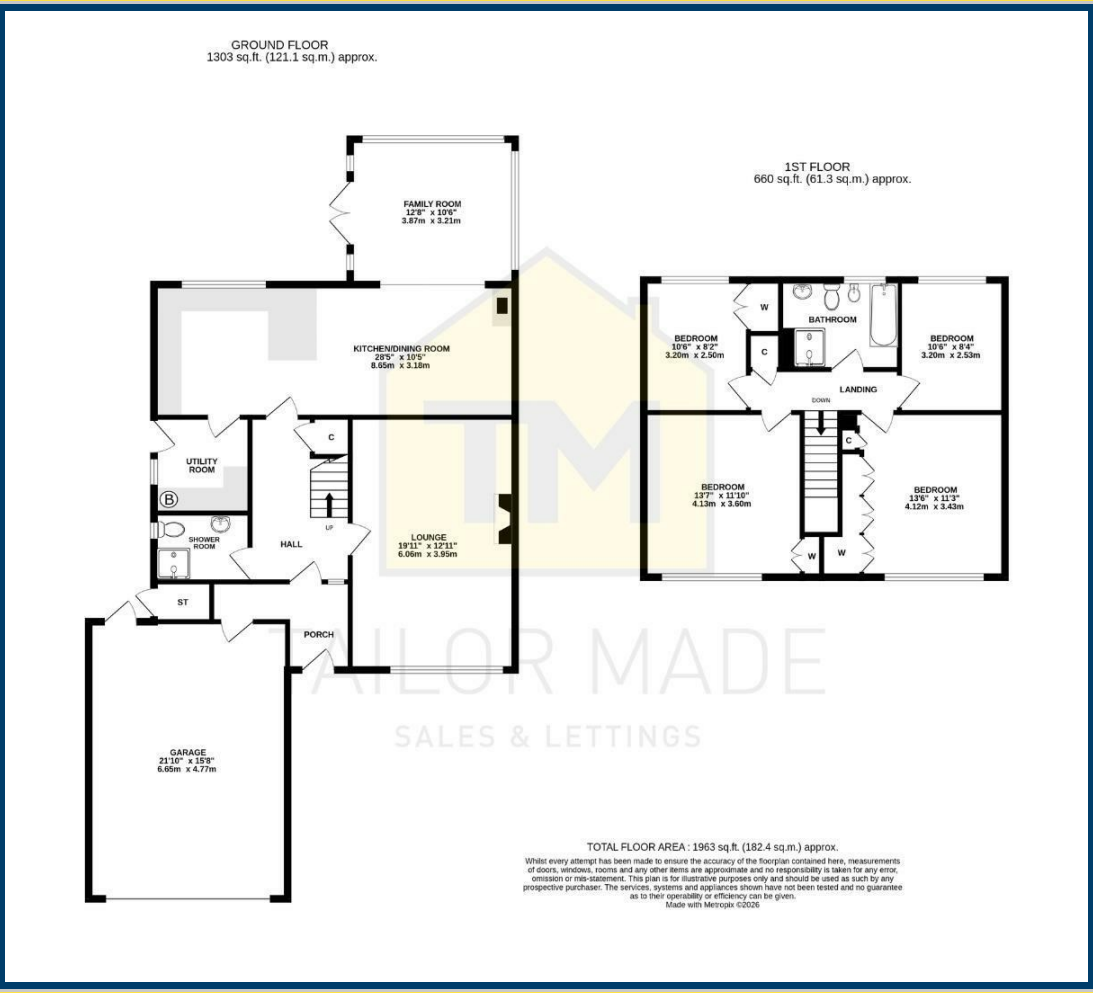
## Road Map

## Hybrid Map

## Terrain Map



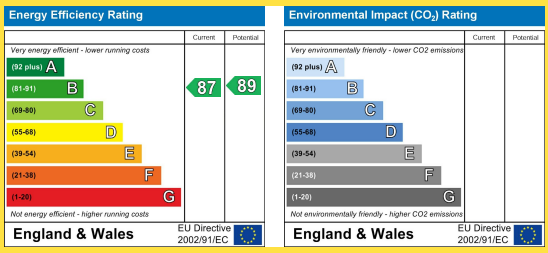

## Floor Plan




## 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.

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