



TAILOR MADE

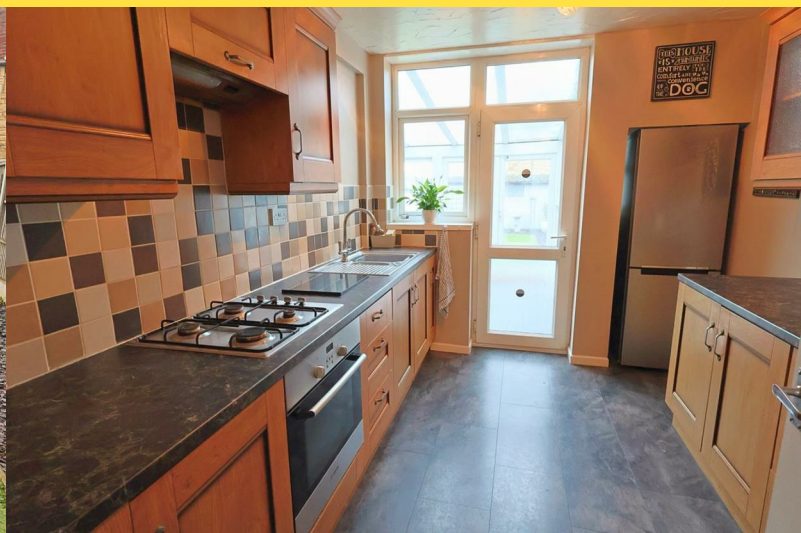
SALES & LETTINGS



Dunchurch Highway

, Coventry, CV5 8AA

Asking Price £315,000





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## Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this immaculately presented, four bedroom family home.

Positioned on a prominent corner plot, the property has a large, beautiful low maintenance and boasts potential to extend further ( planning permission permitted).

The property is well served with local amenities, excellent road links, with easy access to motorways, Birmingham Airport, NEC and a short walk to the popular Allesley Park.

To the ground floor you are welcomed to a bright entrance hallway, kitchen, well sized lounge diner leading to a conservatory with downstairs WC and ample storage.

The first floor has three generous sized bedrooms, larger than average modern bathroom and stairs to the second floor.

There is a further fourth bedroom to the second floor, with ample storage.

This property is presented with no onward chain.

## Front of Property

Large frontage, gated driveway for three vehicles, access via side and front .

## Entrance Hallway

Bright large hallway, stairs to first floor and door to lounge and kitchen.

## Lounge Diner

Large through lounge diner, door off to hallway and

sliding door to conservatory. Gas central heating and double glazing to front elevation. Electric feature fireplace.

## Kitchen

## Conservatory

Double glazing, recently fitted laminate flooring, doors to downstairs WC and ample storage. Door out to the rear Garden.

## Downstairs WC

WC, tiled flooring, frosted window to rear elevation.

## Rear Garden

## First Floor Landing

Doors to Bedrooms, Bathroom and stairs to Second Floor.

## Bedroom One

## Bedroom Two

## Bedroom Three

Good sized single bedroom, currently used as a Home Office, gas central heating and double glazing to front elevation.

## Second Floor Landing

Door to Bedroom Four/Master Bedroom.

## Bedroom Four

## 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.

### 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.



Road Map



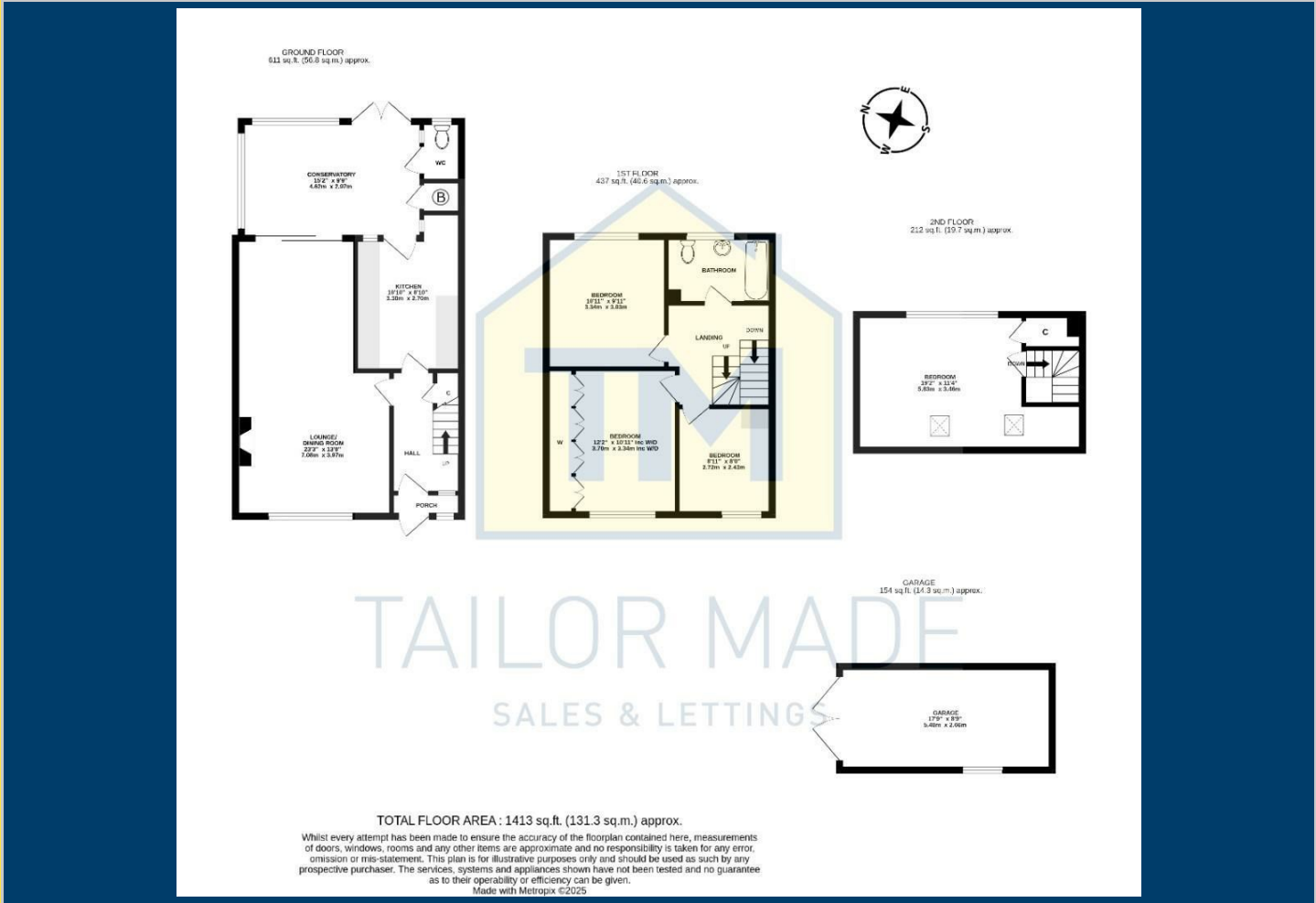
Hybrid Map



Terrain Map



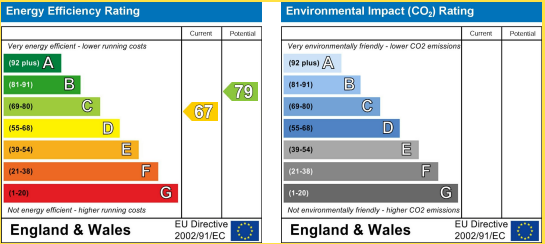
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.