



TAILOR MADE
SALES & LETTINGS



Fox Avenue

Weddington, Nuneaton, CV10 0DJ

Offers Over £230,000



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Tailor Made Sales and Lettings are delighted to bring to market this much loved and well kept three bedroom semi detached, family home located on a quiet tree lined avenue in Weddington, Nuneaton. The property is perfectly positioned with easy walk of the popular primary school and wide range of local amenities Weddington has to offer.

The property is offered with no chain and does require modernisation throughout, but offers great scope for a young family to add their own taste and style to this well kept semi detached home.

There is off-road parking to the side of the property, along with a covered car port and access to a good sized single garage with modern electric roller door. There is a good sized, well kept rear garden, comprising a good sized patio, steps up and a lawn and former vegetable plot.

The ground floor accommodation comprises an entrance hallway, lounge, dining room and kitchen. The first floor has three good sized bedrooms, all with built in storage, separate WC and shower room, which has a recently upgraded walk in shower enclosure.

Room Summary

Entrance Hallway

Doors off to the lounge and kitchen. Central heating radiator and stairs to the first floor.

Lounge

Double glazed window to the front elevation, central heating radiator, gas fire and opening into the dining room.

Dining Room

Double glazed patio doors to the garden, door into the kitchen and central heating radiator.

Kitchen

A basic selection of wall and base units, stainless steel sink, breakfast bar and space for appliances. Under stairs pantry, double glazed door to the side elevation and double glazed window overlooking the garden.

First Floor Landing

Doors off to all three bedrooms, WC and bathroom.

Separate WC

Fully tiled, WC and double glazed window.

Shower Room

A recent installed modern shower enclosure and shower boarding, wash hand basin, radiator and double glazed window.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to the front elevation, fitted storage and central heating radiator.

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.



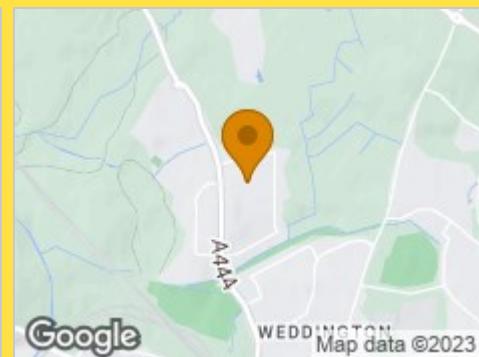
Road Map



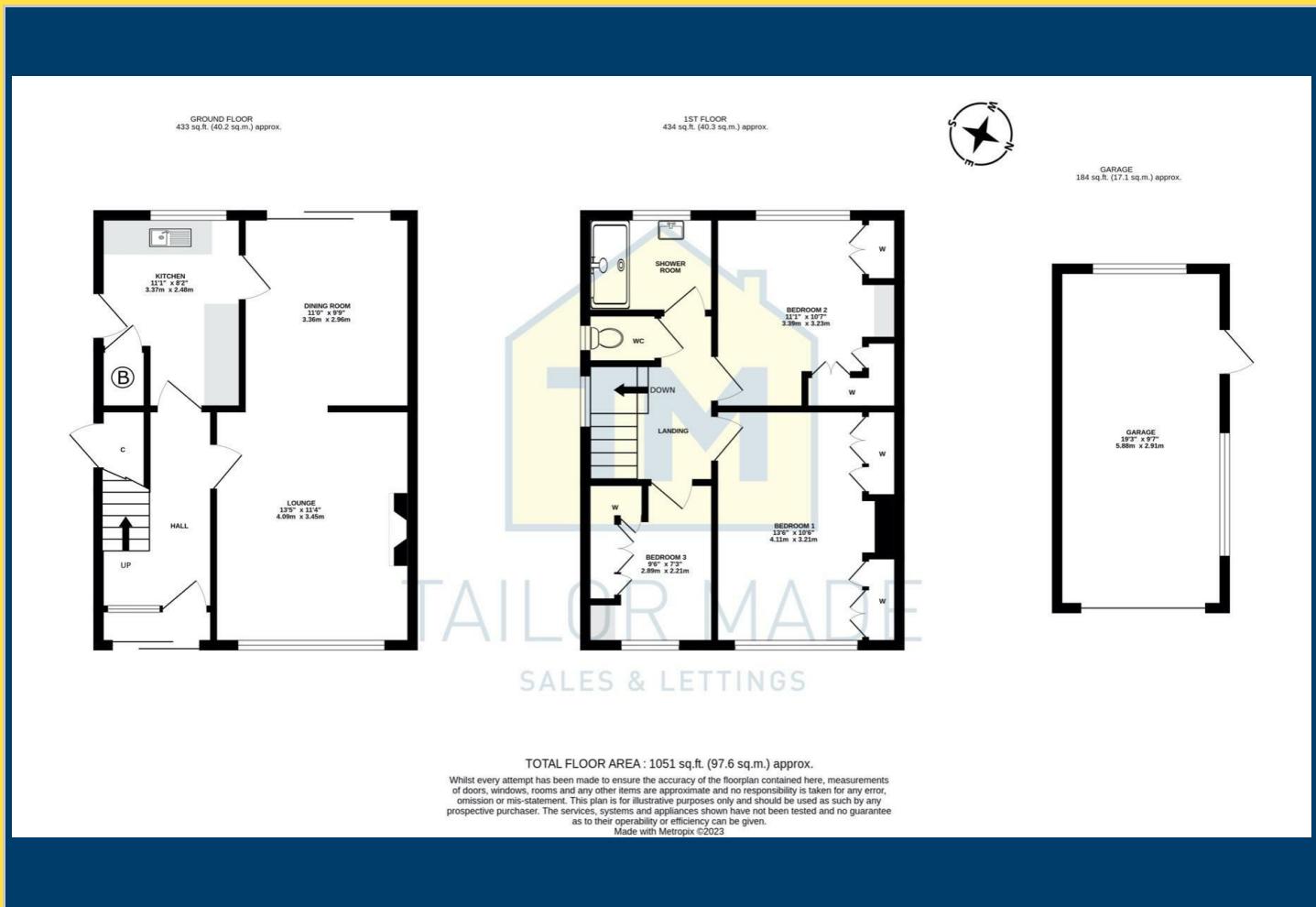
Hybrid Map



Terrain Map



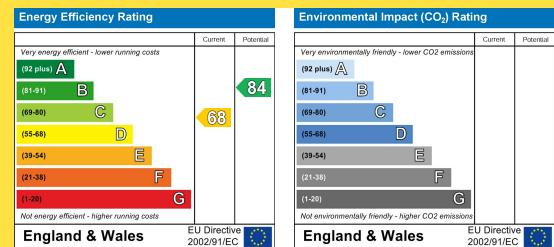
Floor Plan



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.