



**TAILOR MADE**  
SALES & LETTINGS



**Torrington Avenue**

Tile Hill, Coventry, CV4 9AQ

Asking Price £199,950



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A pleasure to bring to market this lovely two double bedroom, immaculate end of terrace property, ideal for first time buyers, those looking to downsize or commuters. The property is perfectly situated on the edge of Tile Hill, a suburb well served by local amenities, public transport links in and out of the city, medical practices, larger retail stores and excellent transport links, via the A45, M42 and back the other way to the M6. Both Tile Hill and Canley Rail Station are within close proximity with direct links to the Birmingham International, New Street and London Euston. Warwick University and its surrounding amenities including Arts Centre, Bars, Food outlets and Gym are also closely situated.

The property offers a wall enclosed and gated front garden, small entrance hallway, bright and airy lounge with a gas fire providing a focal point to the room, under stairs storage and lovely double doors into the open plan kitchen / diner, making the entire ground floor a great space for entertaining visitors. Patio doors lead off the kitchen / diner into a stunning landscaped garden with covered seating area, making it ideal for all seasons, outside utility area, water feature and pond, attractive fencing, greenhouse, low maintenance paving and step down into a modern detached larger than average garage, modern up and over door, power, lighting and good vehicular access.

The first floor comprises, two excellent, superbly presented double bedrooms, the master bedroom larger than the rear double with ample dressing area space, two double glazed windows, bringing in plenty of natural light and large Ikea wardrobes. The rear double bedroom also has a double wardrobes, large double glazed window and central heating radiator.

The bathroom has modern tiling and comprises a white suite including a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

## Full Property Summary

### Entrance Hallway

Door into the lounge and stairs to the first floor landing.

### Lounge

Double glazed bay window to the front elevation, radiator, gas fire with marble surround, under stairs storage and double doors into the kitchen / diner.

### Open Plan Kitchen / Diner

The kitchen comprises a range of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker and gas hob, extractor hood, space for the washing machine and fridge freezer. Double glazed window and French doors to the garden.

### Landing

Doors to both bedrooms and the bathroom.

### Bedroom One

A large double bedroom with two double glazed windows to the front elevation, radiator and large Ikea wardrobes.

### Bedroom Two

A good sized double bedroom with double glazed window to the rear, radiator and Ikea wardrobes.

### Bathroom

A modern bathroom with neutral tiling, white suite including a bath with shower over, glass screen, WC, 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)

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.



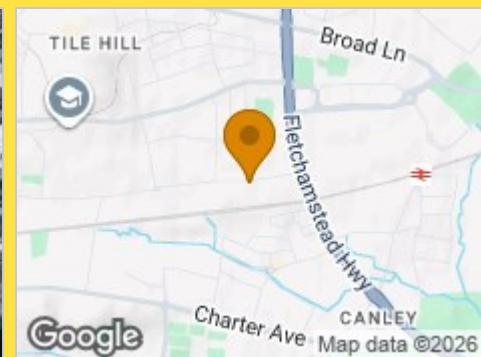
## Road Map



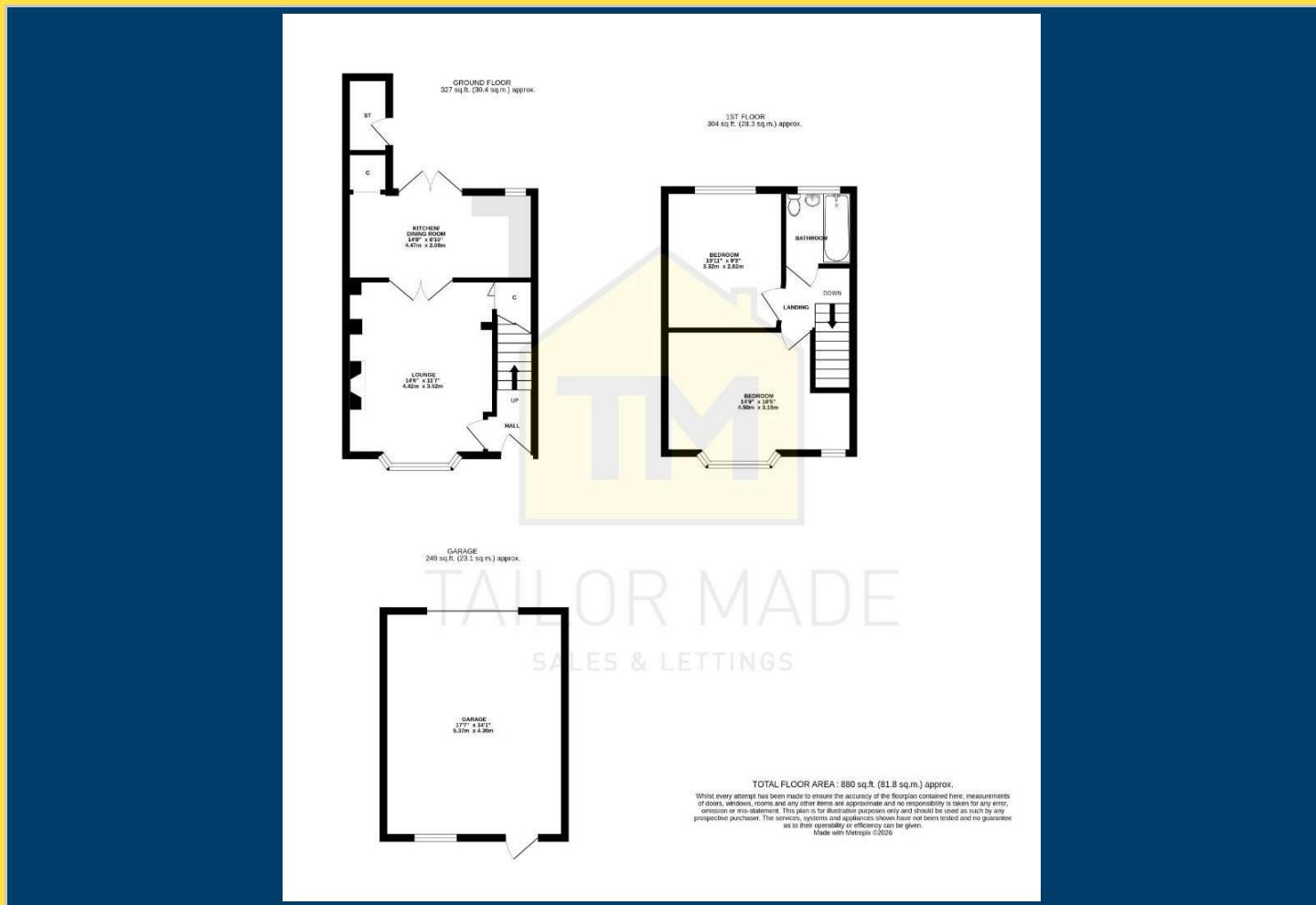
## Hybrid Map



## Terrain Map



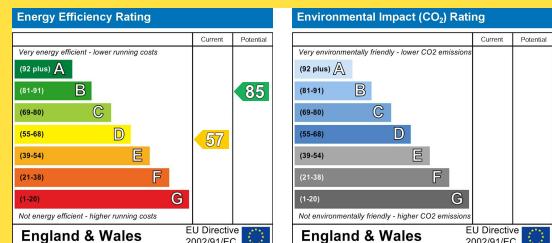
## Floor Plan



## 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.