



TAILOR MADE
SALES & LETTINGS



Hermitage Road
Wyken, Coventry, CV2 5GD

Offers Over £250,000



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Tailor Made Sales and Lettings are delighted to introduce this stylish and extensively renovated three bedroom, extended end of terrace family home in the derisbale Wyken area of the city. Perfectly positioned within a highly sought after school catchment areas including Ravensdale Primary, Caludon Castle and Stoke Park.

The property is being offered with NO ONWARD CHAIN and an attractive blank canvass with freshly plastered, neutrally decorated walls, brand new fixtures fittings and appliances, a lovely blend of new carpets and flooring and fabulous, large re-landscaped garden with brand new turf, fencing and secure side access.

The ground floor comprises a good sized front entrance hallway, cosy front lounge with attractive bay window, large open plan, extended kitchen / diner perfect for entertaining and family time, double glazed patio doors and picture window onto the garden and downstairs WC / utility area.

The first floor offers a stylish modern family bathroom with bath, shower over, attractive tiling, WC and window. There are two excellent sized double bedrooms and a single bedroom. There is future opportunity to go into the loft space should you want an additional bedroom and en-suite, subject the necessary planning consents.

Full Property Summary

Entrance Hallway

Doors to the lounge and kitchen / diner, stairs to the first floor.

Lounge

Double glazed bay window to the front elevation and central heating radiator.

Open Plan Extended Kitchen / Diner

A large open plan kitchen / dining / living area vaulted ceiling in the dining / living area, radiator, floor to ceiling picture window, double glazed patio doors onto the garden and door into the WC and utility area. The kitchen is l-shaped comprising brand new wall and base units, stainless steel sink drainer, four ring electric hob, extractor hood, fitted electric oven and space for white goods.

WC & Utility Area

WC with built in wash hand basin, waste outlet for washing machine and room for stacking tumble dryer.

First Floor Landing

Doors to all three bedrooms and the family bathroom.

Bedroom One

Double glazed bay window and central heating radiator.

Bedroom Two

Double glazed window to the rear and central heating radiator.

Bedroom Three

Double glazed window and central heating radiator.

Family Bathroom

A brand new white suite comprising a bath, shower over, glass screen, stylish tiling, wash hand basin with vanity unit, WC, 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.

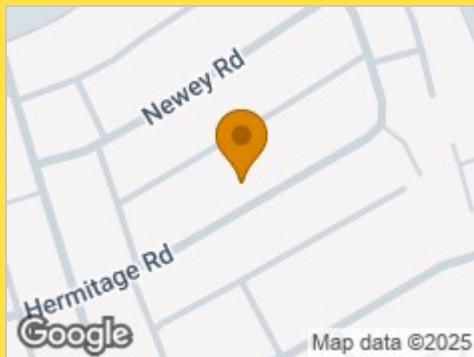
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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.



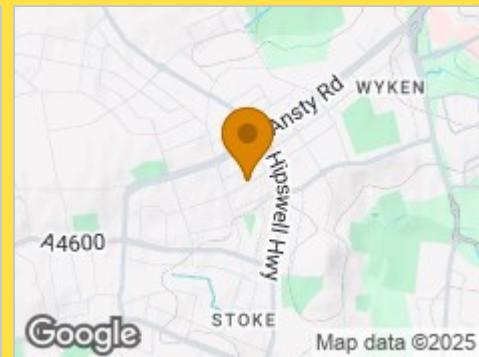
Road Map



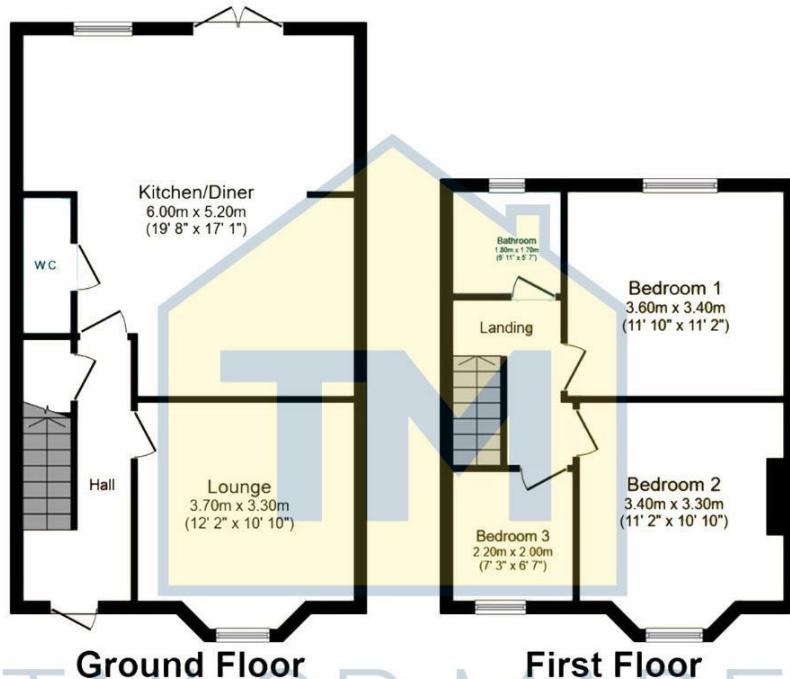
Hybrid Map



Terrain Map



Floor Plan



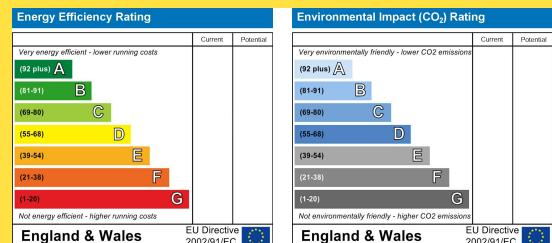
Total floor area 90.6 m² (975 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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.