



TAILOR MADE

SALES & LETTINGS



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Alder Road

Longford, Coventry, CV6 7DR

Offers Over £230,000



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Tailor Made Sales and Lettings are delighted to bring to market this exceptional, three bedroom, extended mid terraced property in a quiet location, situated within the popular area of Longford in the north side of City.

The property boasts a driveway to the front of the property for two vehicles, a large rear garden, currently a blank canvass for someone to add their own stamp, new roof, modern glazing and stylish long bar handle front composite door.

The current owners have renovated to an excellent standard throughout, presented a show home standard property from, stylish decor, modern fixture and fittings, flooring coverings and carpets.

There is a large open plan through lounge / dining space, with glazed stylish double doors leading into the extended, modern fully fitted kitchen. The kitchen comprises a range of navy wall and base units, large Belfast sink, high end fitted appliances including an induction hob with built in extraction unit, Bosch oven and microwave, fridge freezer and space for a dishwasher. There is a double glazed window to the rear, double glazed door to the garden and sliding door into the WC and utility room.

The first floor has a lovely modern bathroom, two generous double bedrooms and a good sized single bedroom, currently used a walk in wardrobe.

The rear garden is very large, fence enclosed and a complete blank canvass for the new buyer to style how they wish in the future.

Property Summary

Entrance Hallway

Door into the lounge / diner and stairs to the first floor.

Lounge / diner

Double glazed window to front elevation, stunning herringbone flooring, central heating radiator and stylish glazed door into the kitchen.

Kitchen

A stylish range of wall and base units, marble effect counter tops, Belfast sink, high end fitted appliances including induction hob with built in extraction, Bosch microwave and oven, fridge freezer and space for a dishwasher. There is a double glazed window and door to the garden and sliding door into the WC and utility room.

Utility

WC, counter top, sink and space for washing machine.

First Floor Landing

Doors to the bathroom and all three bedrooms.

Bedroom One

Two sets of double glazed windows to the front elevation and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Bedroom Three

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

Bathroom

A lovely, fully tiled modern bathroom comprising grey tiling, bath with shower over, glass screen, WC, wash hand basin with vanity unit, double glazed window and heated towel rail.

Tel: 024 76939550

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



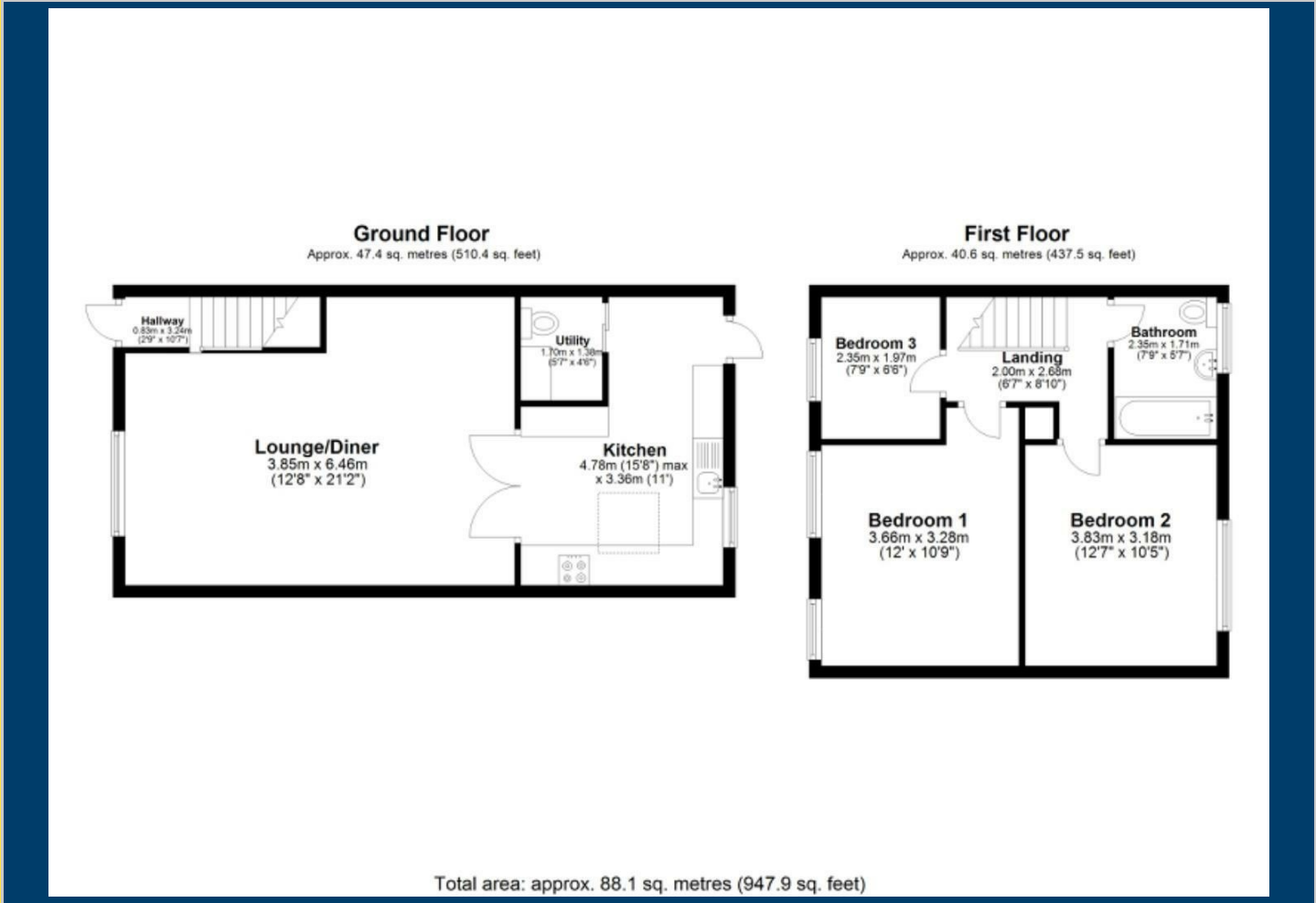
Hybrid Map



Terrain Map



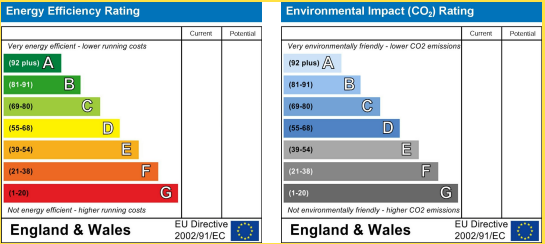
Floor Plan



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