



TAILOR MADE

SALES & LETTINGS



## Maudslay Road

Chapelfields, Coventry, CV5 8EN

Asking Price £245,000





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Tailor Made Sales and Lettings are delighted to bring to market this stunning single bay fronted character Terraced with bags of kerb appeal, positioned on a quiet street in Chapelfields. The property is well positioned for a wide range of local amenities, easy access to road networks and public transport, good schooling and local parks.

The property is set back from the road with a low maintenance paved front garden, gorgeous entrance hallway with attractive Minton tiled floor, cosy front lounge and lovely open plan kitchen / diner, great for entertaining and family time.

The first floor offers two generous sized double bedrooms and a good sized single bedroom. The current owners have transformed the bathroom, with a stunning refurb with white suite and stylish tiling.

The rear garden is an excellent size, with large decking area, astro turf, paved patio, fence enclosed with rear gated access and a single garage, with direct access from the garden.

### Property Summary

#### Entrance Hallway

Stunning Minton tiled floor, central heating radiator, under stairs cupboard, doors to the lounge and kitchen / diner and stairs to the first floor.

#### Lounge

Double glazed bay window, gas fire with stunning character surround, central heating radiator and double doors into the kitchen / diner.

#### Kitchen / Diner

The kitchen area comprises a range of cream gloss wall and base units, wood counter tops with splash back tiling, four ring electric hob, electric oven and cooker hood above, single sink drainer, space and plumbing for a washing machine and fridge freezer. The kitchen is open plan to a good sized dining room with double doors into the lounge, double glazed windows and UPVC door onto the garden.

#### First Floor Landing

Doors off to all three bedrooms and the bathroom.

#### Bedroom One

Two sets of fitted wardrobes, double glazed window and central heating radiator.

#### Bedroom Two

Two sets of fitted wardrobes, double glazed window and central heating radiator.

#### Bedroom Three

Double glazed window and central heating radiator.

#### Bathroom

A stunning refitted bathroom, fully tiled with feature herringbone wall, a white suite comprising a shaped bath, with shower over, glass screen, floating 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.





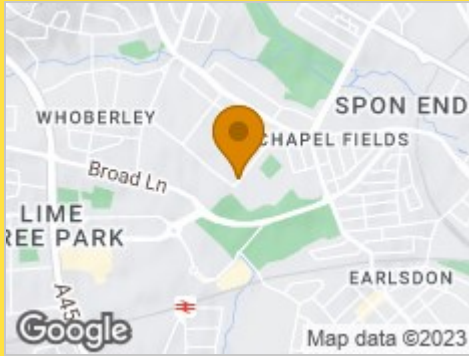
Road Map



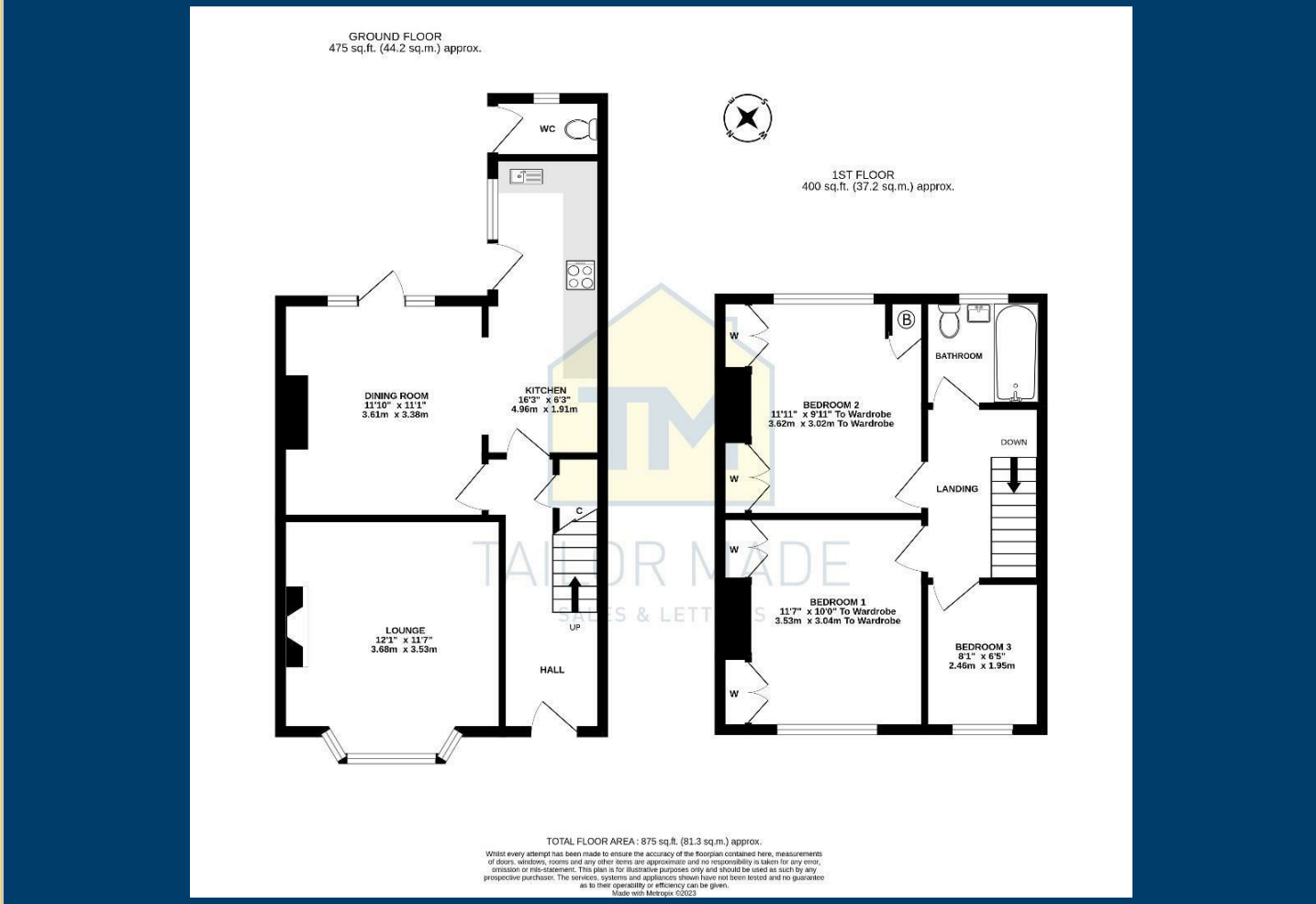
Hybrid Map



Terrain Map



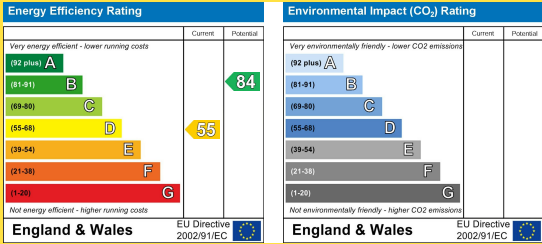
Floor Plan



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.