



TAILOR MADE
SALES & LETTINGS



Brownshill Court

Coundon, Coventry, CV6 2PE

Asking Price £190,000



ANOTHER PROPERTY SOLD BY
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Property Overview

A lovely modern and easy to maintain, one bedroom bungalow for the over 55's, tucked away in a peaceful and convenient location, within the popular location of Coundon. This lovely freehold property has all the modern fixtures and fittings you can wish for including a fully fitted stylish kitchen, enjoying pleasant views over the front courtyard, modern fully tiled, easy access shower room, large double bedroom with ample storage. There is a stylishly decorated lounge / dining room, leading to a full width rear conservatory.

There is a very low maintenance, fence enclosed, paved rear garden, shrub borders, private area for a table and chairs and good sized timber shed. To the front of the property is a lovely, sociable courtyard area with room for table, chairs and plant pots.

The development has the benefit of a separate communal lounge, perfect for socialising with the local residents or perhaps, larger family gatherings or special events. There is also the convenient use of residents parking.

Although the property is freehold, external repairs (excluding windows) are the responsibility of the management company which is funded by a monthly maintenance charge of £121 per month. This also includes many other valuable services such as the provision of a warden/site manager, maintenance and upkeep of the communal gardens and communal lounge, buildings insurance, and the provision of a personal alarm system for all residents. In the event of being pressed this alarm system will contact an operator who in turn can inform emergency services or/and a family contact.

Property Summary

Entrance Hallway

Doors off to all principle rooms and two storage cupboards, one housing a gas combination boiler.

Lounge

A stylishly decorated lounge with feature wall, neutral grey carpets, gas central heating radiator, fire surround with socket adjacent for a plug in fire, double glazed UPVC patio doors lead into the conservatory.

Conservatory

A timber framed conservatory to the rear, an ideal dining or additional seating area with glazed windows to the three sides, central heating radiator, neutral grey carpet and sliding patio doors onto the garden.

Kitchen

A modern fully fitted kitchen, laminate counter tops and modern white metro tiled splash backs. There is an integrated four ring electric hob, electric oven, fitted fridge freezer, sink drainer, space for a washing machine and double glazed window enjoying a pleasant view over the communal courtyard area.

Bedroom

A spacious, well decorated double bedroom with feature wall, neutral grey carpet and ample room for a double bed and wardrobes.

Shower Room

A modern fully tiled shower room comprising a shower enclosure, wash hand basin, 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:

Tel: 024 76939550

- 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.



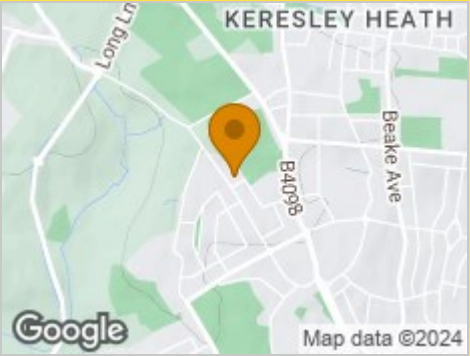
Road Map



Hybrid Map



Terrain Map



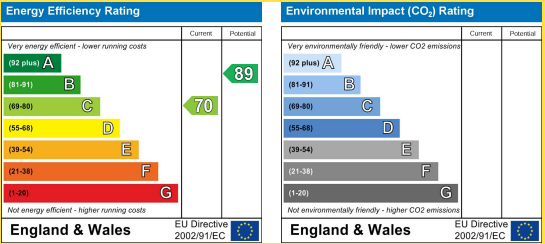
Floor Plan



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.