



TAILOR MADE  
SALES & LETTINGS



## Magpie House, Upper Eastern Green Lane

Eastern Green, Coventry, CV5 7DB

Asking Price £155,000





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Tailor Made Sales and Lettings are delighted to bring to market this excellent size, TWO DOUBLE BEDROOM top floor apartment located in the hugely popular area of Eastern Green, a stone's throw from open fields, countryside walks and easy reach of nearby Meriden, Balsall Common and Kenilworth. The property is well served by local amenities including Eastern Green Social Club, convenience stores, local butchers, excellent schooling and nurseries, public transport links on the road (bus stop directly out the front) and a short distance to Tile Hill Rail Station. The property benefits from NEWLY INSTALLED DOUBLE GLAZING, gas central heating, modern decor, long lease and garage en-bloc. An ideal first time purchase, downsize or buy to let opportunity.

Magpie House is a well kept block of apartments with well maintained communal grounds, including front garden, large private rear garden, garage en-bloc and parking in front. The apartment is located on the top floor of three.

The property comprises its own private entrance, large hallway, spacious lounge / diner, modern kitchen with convenient breakfast bar area, two excellent sized double bedrooms and a large modern bathroom.

We have been advised that the lease has 129 years unexpired, the ground rent is £25 per annum and the service charge is £65 per month, with a residents management company in place.

## Property Summary

### Entrance

A large entrance hallway, intercom entrance and doors to all principle rooms.

### Lounge / Diner

Double glazed window and central heating radiators.

### Kitchen

A selection of wall and base units, laminate counter tops, convenient breakfast bar, electric cooker and hob, sink drainer, space for washing machine and fridge freezer, wall mounted gas combination boiler and double glazed window.

### Bedroom One

A large double bedroom with double glazed window, field views and central heating radiator.

### Bedroom Two

A large double bedroom with double glazed window, field views and central heating radiator.

### Bathroom

A modern fully tiled bathroom comprising a white suite including a bath with shower over, WC, wash hand basin, radiator, double glazed window and storage cupboard.

### 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.

### 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.

### Agents Disclaimer

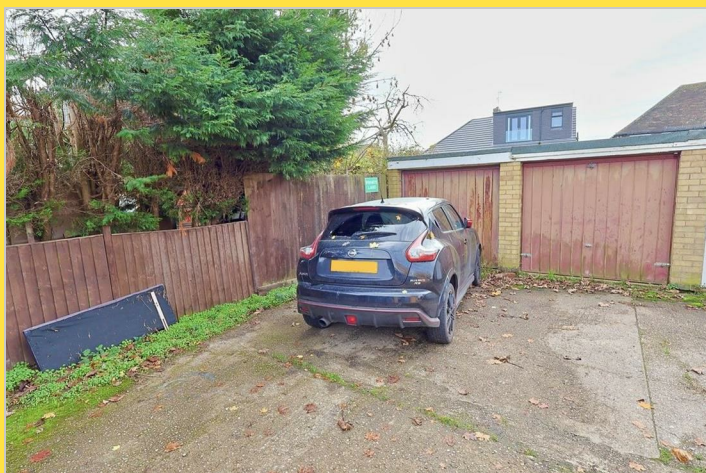
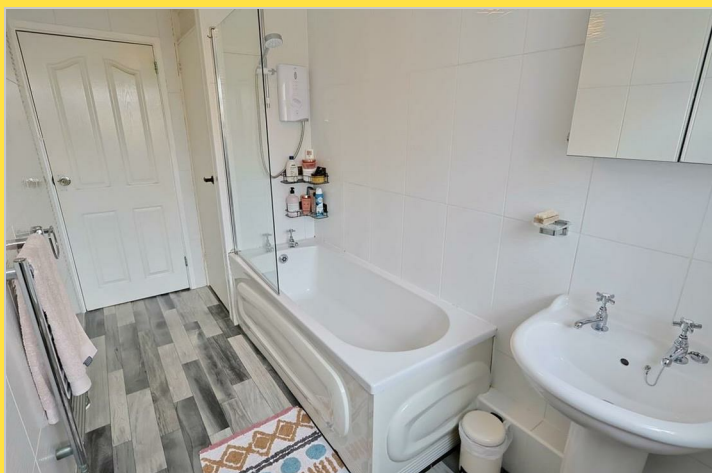
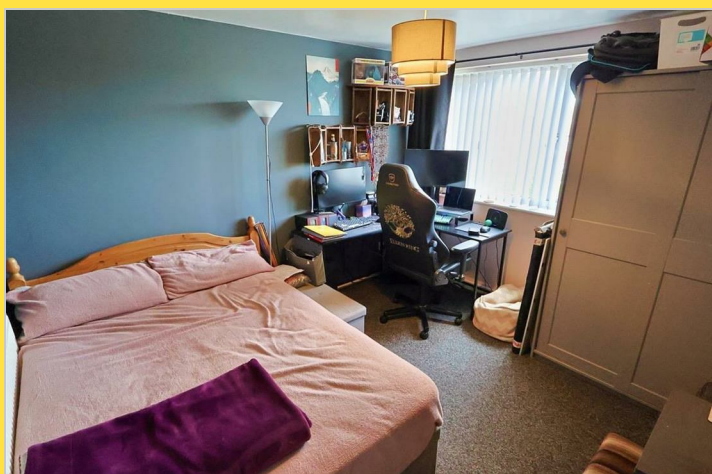
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you,

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.





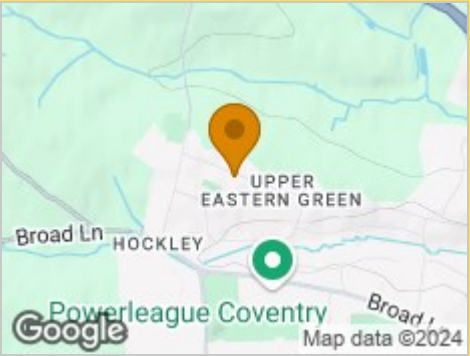
Road Map



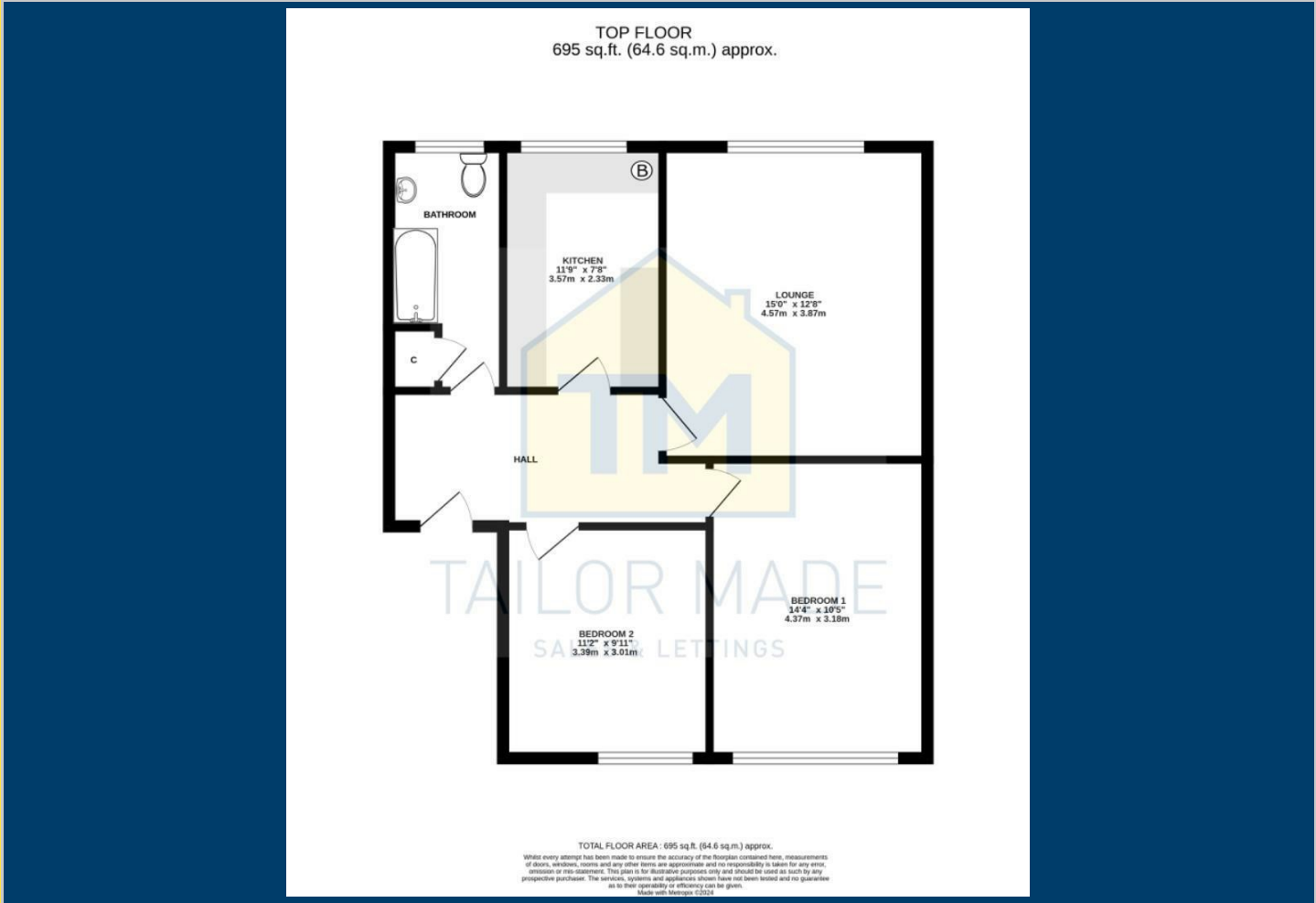
Hybrid Map



Terrain Map



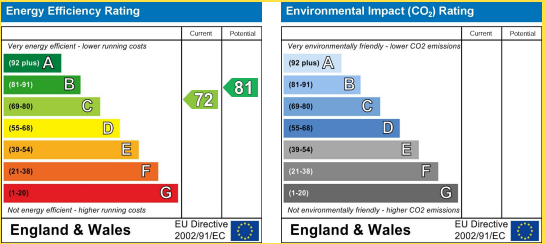
Floor Plan



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.