



TAILOR MADE

SALES & LETTINGS



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Duncroft Avenue

Coundon, Coventry, CV6 2BW

Offers Over £250,000



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Tailor Made Sales and Lettings are delighted to bring to market this excellent three bedroom, extended, double bay fronted end of terrace family home located in a hugely popular area of Coundon. The property is conveniently situated within an excellent school catchment area and positioned well within a wide range of local amenities and excellent transport links.

The property has a driveway to front, providing invaluable off-road parking as well as a smart brick built large garage with its own electrical supply and option to use as home gym/office or for a vehicle as there is a rear access and a secure up and over door.

The rear garden is a good size, fence enclosed with secure side gated access and has been beautifully landscaped with attractive flagstones and astro turf.

The ground floor accommodation comprises an entrance hallway, under stairs storage, spacious through lounge / diner, leading into an open plan extended kitchen / diner with modern units, stylish Quartz counter tops, mix of integrated and free standing appliances, two sky lights and patio doors.

The first floor offers two generous double bedrooms and one single bedroom. The bathroom has been converted into a shower room with shower cubicle, WC, wash hand basin and double glazed window.

The loft has been boarded and has a recently installed gas combination boiler wall mounted.

Full Property Summary

Entrance Hallway

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

Lounge / Diner

Double glazed bay window to the front elevation, stylish inglenook gas fire, central heating radiators and spacious dining / living area open plan to the kitchen / diner.

Extended Open Plan Kitchen / Diner

The kitchen area comprises a range of modern wall and base units, stylish Quartz counter tops, large Belfast sink, integrated dishwasher, pull out larder unit, four ring gas hob, electric oven and extractor fan. There is space for a large fridge freezer, washing machine, two sky lights, double glazed window and patio doors onto the garden.

First floor landing

Doors to all three bedrooms and the shower room.

Bedroom One

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

Shower Room

Tiled walls, shower cubicle, WC, wash hand basin with vanity unit, radiator and double glazed window.

Garage / Garden Room

An excellent brick built, excellent sized garage with power supply, pitched roof and secure up and over door.

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



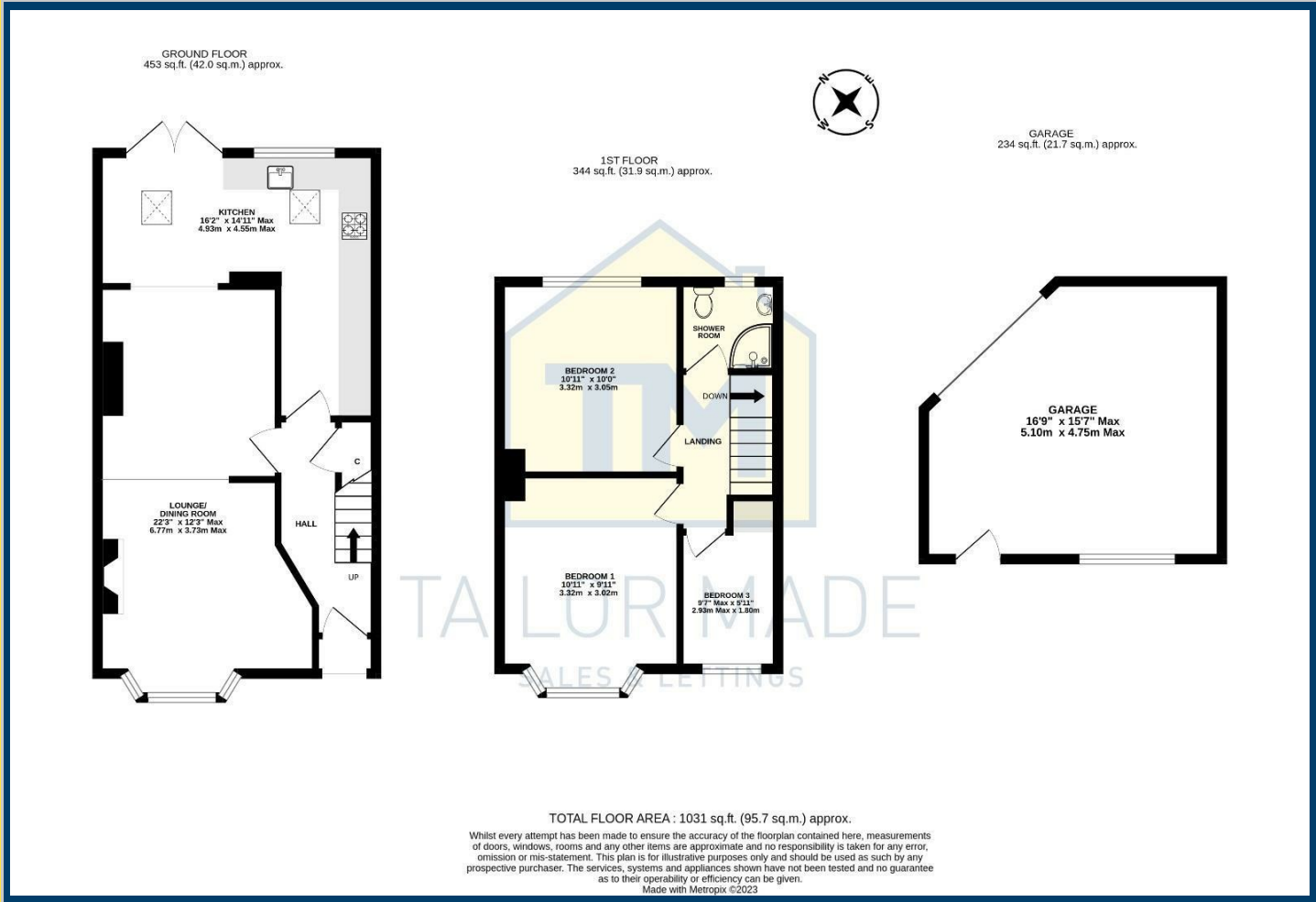
Hybrid Map



Terrain Map



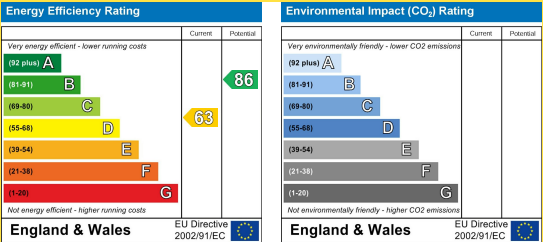
Floor Plan



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