



TAILOR MADE

SALES & LETTINGS



## Norton Hill Drive

Wyken, Coventry, CV2 3AZ

Price £310,000





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## Property Overview

Tailor Made Sales & Lettings are proud to bring to market this immaculate, extended, three bedroom Semi Detached property located on the ever popular Norton Hill Estate in Wyken.

The property has been extended by the current owners, providing excellent space for modern living, with the Kitchen Diner/Family Room creating the real hub of the house.

The ground floor also houses a separate, well sized reception room, as well as a guest W/C & Utility Cupboard.

To the first floor we find the Three bedrooms & the Family Bathroom, as well as airing cupboard off of the landing.

To the external aspect of the property, the frontage is served by a driveway for two vehicles, whilst the rear of the property hosts a well sized garden, with separate patio & lawned areas - as well as a Garden Room that is currently utilised as a playroom, as well as a separate store/work shop.

## Front of Property

Semi Detached Property with Driveway for two vehicles & Entrance Porch.

## Property Entrance

Entrance Porch with sliding door, leading to entrance hallway.

## Hallway

Hallway with doors to all principle ground floor rooms & stairs to first floor.

## Reception Room

Reception Room to the front aspect of, with window to the front aspect, feature fireplace & central heating radiator.

## Kitchen Diner/Family Room

Extended Kitchen Diner & Family Room. Tastefully fitted cream shaker style Kitchen, with a selection of wall & floor units & built in appliances.

A bright & light Diner, with bi-fold doors to the garden & skylights.

Utility cupboard housing washer & dryer.

## Guest W/C

Guest W/C with toilet & corner sink unit.

## Garden Room

Modern, Insulated Garden Room (currently utilised as a playroom, but could work as a home office or gym), built in storage, UPVC French Doors & panel heater.

## Bedroom One

Well Sized Double Bedroom with built in storage, window to the front aspect & central heating radiator.

## Bedroom Two

Double Bedroom to the rear aspect, with window to the rear aspect & central heating radiator.

## Bedroom Three

Single Bedroom to the front of the property, window to the front aspect & central heating radiator.

## Family Bathroom

Modern Family Bathroom with L-shape bath with shower over, glass shower screen, vanity sink & W/C unit & towel drying column radiator.

## Rear Garden

Well sized Rear Garden with composite decked patio, lawned area, side access, work shop & Garden Room.

## Store/Workshop

Separate Store/Workshop with electric & lighting.

## 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.

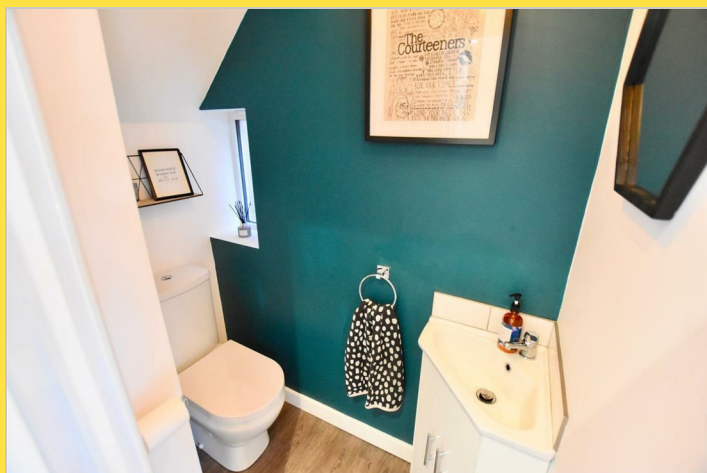
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## 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.



Road Map



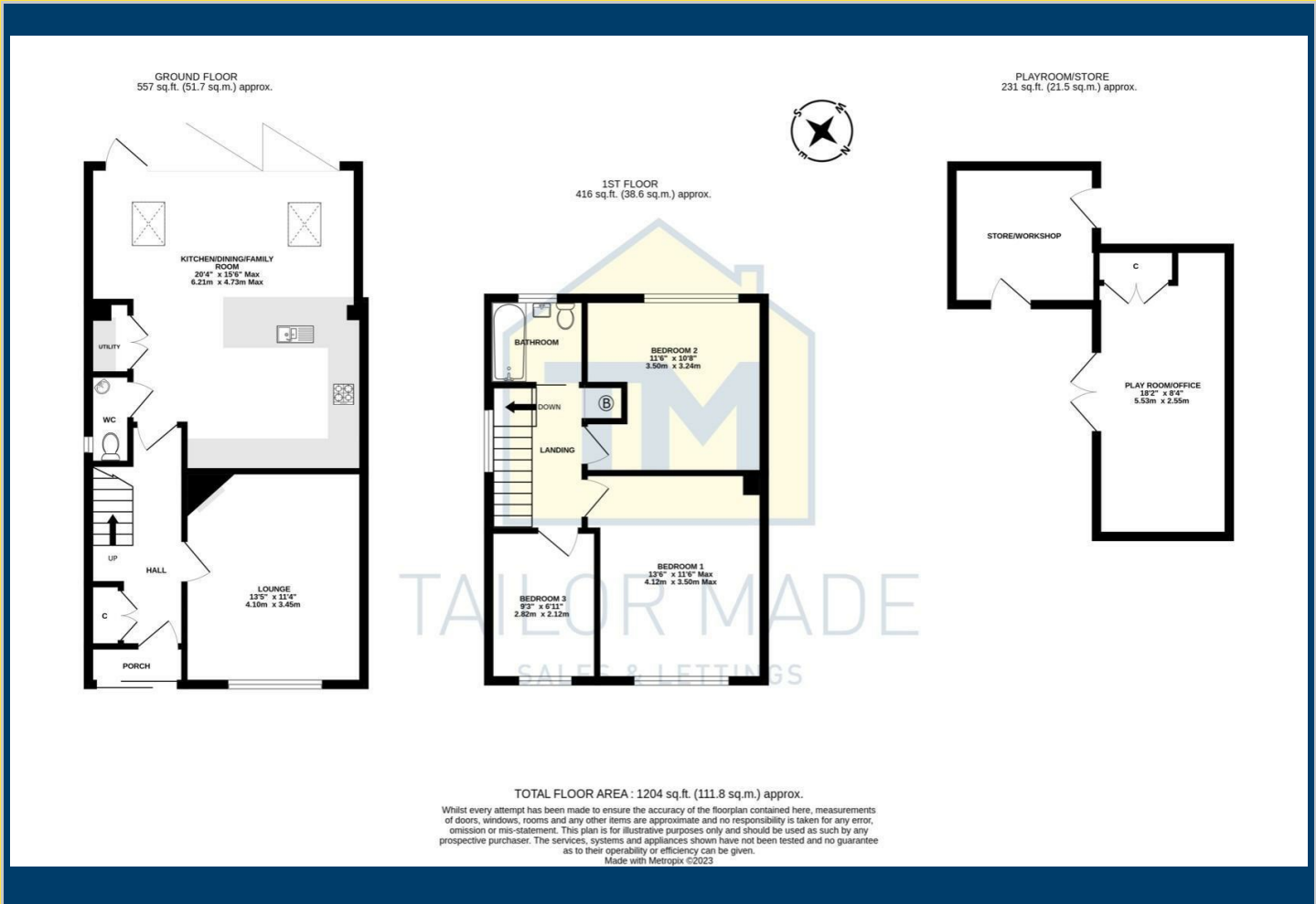
Hybrid Map



Terrain Map



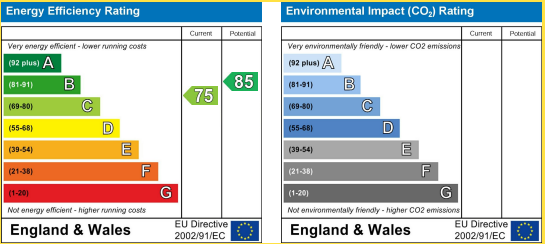
Floor Plan



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.