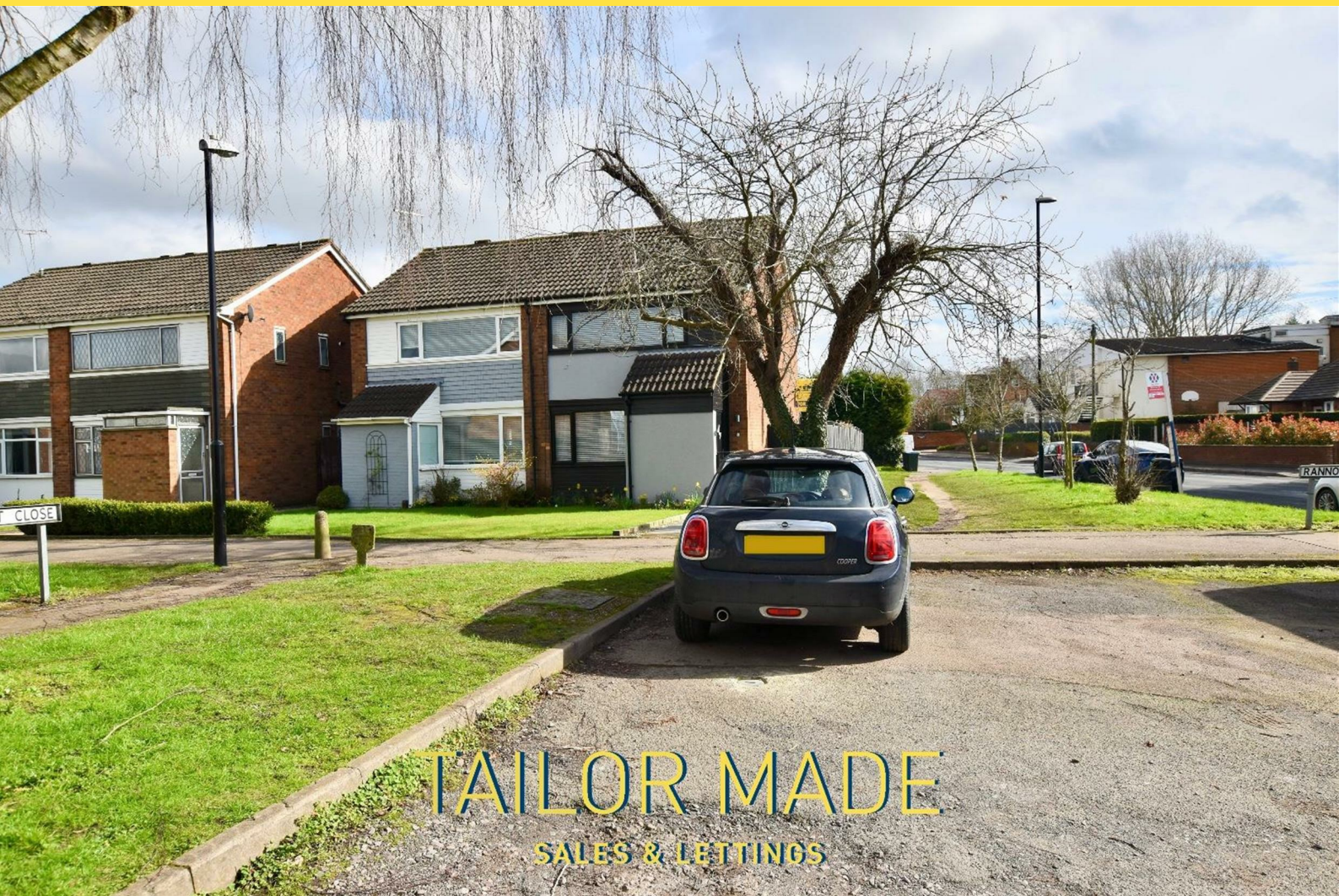




TAILOR MADE

SALES & LETTINGS



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Rannock Close

Binley, Coventry, CV3 2PB

Price £275,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE

SALES & LETTINGS



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Binley, Coventry, CV3 2PB

Price £275,000



Tailor Made Sales and Letting are delighted to bring to market this stunning semi detached home, located just off the Brinklow Road, perfect for growing families offering three good sized bedrooms as well as a generous sized loft room.

The property occupies a lovely corner plot with off-road allocated parking with security bollard to the front elevation, garage to the rear and gated rear access.

The property has upgraded double glazed windows and a composite front door, as well as attractive grey acrylic render. The ground floor accommodation comprises an entrance porch, stylish front lounge with gorgeous acoustic panelled wall, log burner style electric fire and glazed internal door into a lovely kitchen / diner. The kitchen is fitted with stylish, modern wall and base units, integrated appliances, fitted double oven and hob, space for washing machine, American style fridge freezer and dishwasher. There is ample dining space, double doors into a conservatory and door into a downstairs WC. The conservatory is UPVC with fitted blinds, central heating radiator and double doors onto the garden.

The first floor comprises two spacious double bedrooms and a good sized single bedroom, all stylishly decorated. There is a modern, refitted family bathroom, fully tiled with bath and shower over. Stairs then leading to the top floor where there is a spacious loft room, with Velux skylight, fully carpeted and decorated.

The rear garden has been completely landscaped with attractive grey paving slabs, timber sleeper flower borders, side and rear gated access, pergola providing a covered seating or hot tub area. Door into a single garage.

Property Summary

Entrance Porch

Internal door into the living room.

Living Room

Double glazed window to the front elevation, stylish acoustic paneling, column radiator and internal glazed door into the kitchen / diner.

Open Plan Kitchen / Diner

A modern range of wall and base units, tiled floor, stainless steel sink drainer, integrated double oven, four ring induction hob, space for American style fridge freezer, dishwasher and washing machine. Ample dining space, door into a WC and double doors into the conservatory.

Conservatory

Radiator, double glazed windows to three sides, fitted blinds and double glazed patio doors onto the garden.

First Floor Landing

Doors off to all three bedrooms and the bathroom, stairs to the loft room.

Bedroom One

A large double glazed window to the front elevation, fitted wardrobes and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Bedroom Three

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

Bathroom

A superb, fully tiled, modern bathroom comprising a bath with shower over, bi-folding glass screen, wash hand basin with vanity unit, WC, radiator and two double glazed windows.

Loft Room

Fully decorated and carpeted loft room with spot lights and Velux sky light.

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



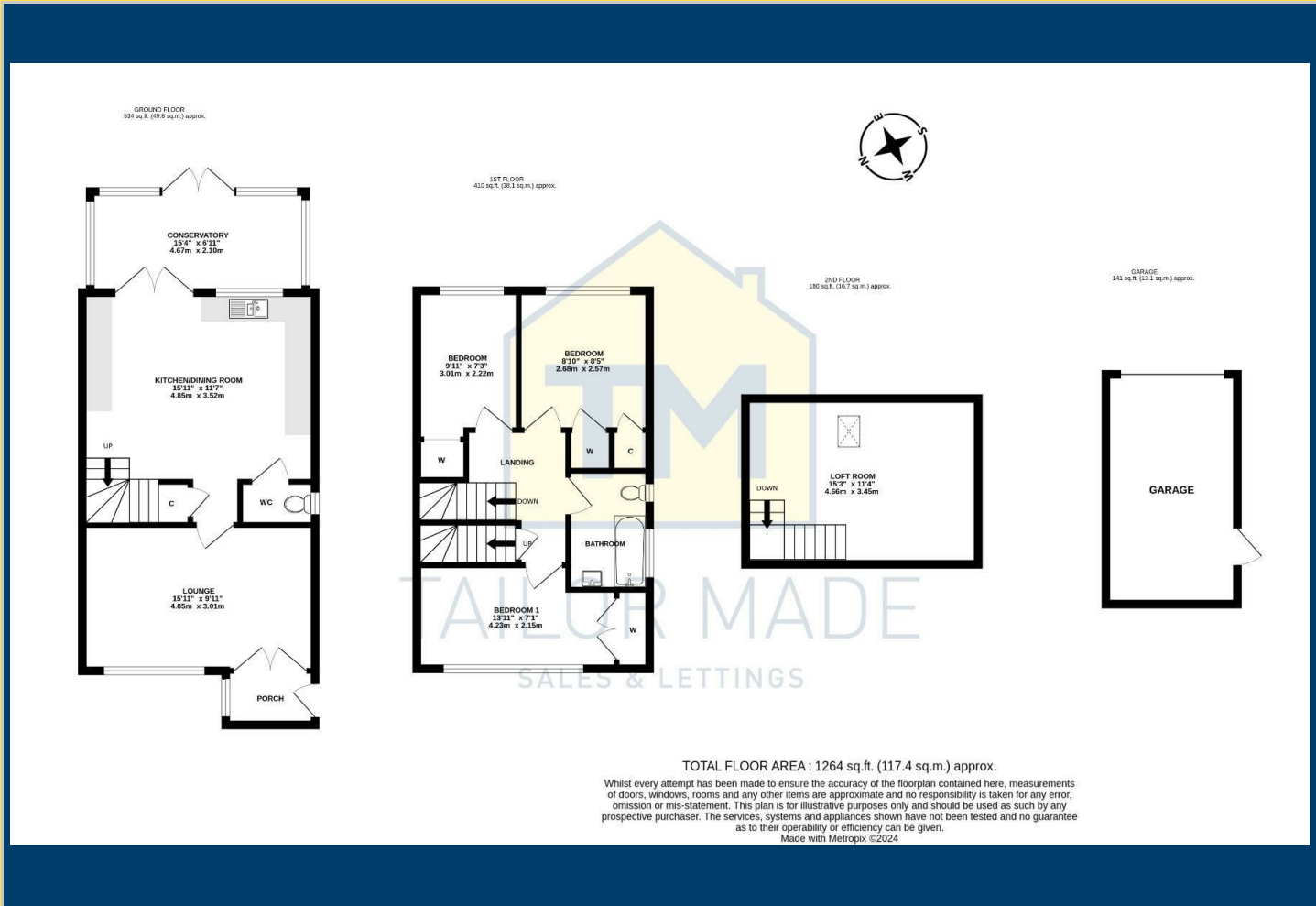
Hybrid Map



Terrain Map



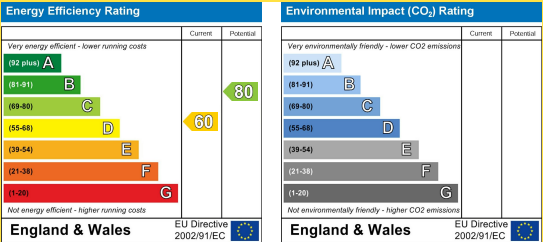
Floor Plan



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.