



TAILOR MADE

SALES & LETTINGS



Overslade Crescent

Coundon, Coventry, CV6 2AW

Price £260,000



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Tailor Made Sales and Lettings are delighted to bring to market this extended, well presented three bedroom mid terraced family home with loft room. The property is positioned on a highly desirable road in the popular area of Coundon, overlooking a large central green.

There is a driveway for two vehicles with a dropped kerb to the front of the property, along with rear vehicular access and a single garage. The property benefits from a single storey, full width ground floor extension, and a loft room. The property is offered for sale with NO ONWARD CHAIN.

The property is located in a sought after residential area, popular with families, situated a short distance from a wide range of local amenities and Coundon Wedge, and excellent local schooling.

The ground floor accommodation comprises an entrance porch, entrance hallway, guest WC, front lounge, rear reception room and extended kitchen / diner. The first floor offers a larger than average modern family bathroom with built in TV, three good sized bedrooms and stairs to the second floor loft room.

Summary

Entrance Porch

UPVC double glazed front door and door into the entrance hallway.

Entrance Hallway

Doors off to the lounge, dining room and kitchen. Stairs to the first floor with built in storage.

Lounge

Double glazed bay window and central heating radiator.

Family Room

Open plan to the kitchen / diner, currently set up as an additional TV room and dining space with central heating radiator.

Kitchen / Diner

A newly installed gorgeous kitchen, comprising a range of wall and base units, pantry cupboard, slimline laminate work tops, inset sink drainer, six ring gas hob with extractor hood over, double oven, built in dishwasher and washing machine. The dining area has a Velux sky light and double glazed patio doors onto the garden. The kitchen has a double glazed window, radiator, door into the WC and door back into the hallway.

Cloakroom

WC with built in wash hand basin above.

First Floor Landing

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

Bedroom One

Double glazed window to the front elevation, built in wardrobes, bedside tables and drawer unit, central heating radiator

Bedroom Two

Double glazed window, built in wardrobe and central heating radiator.

Bedroom Three

Double glazed window and central heating radiator.

Bathroom

A larger than average modern family bathroom with large bath tub, shower over, glass screen, built in TV, WC, wash hand basin with vanity unit, under floor heating and double glazed window.

Loft Room

Velux sky light, built in eaves storage.

Garden

A good sized, fence enclosed rear garden with paved patio area, lawn, raised shrub borders, gated rear access and door into the garage.

Tel: 024 76939550

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.



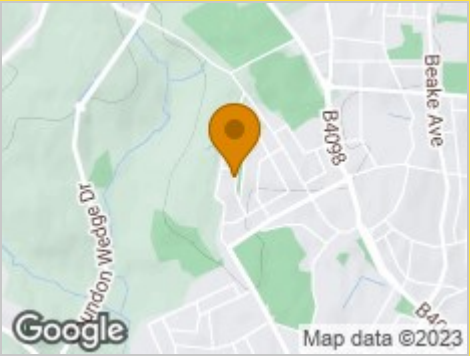
Road Map



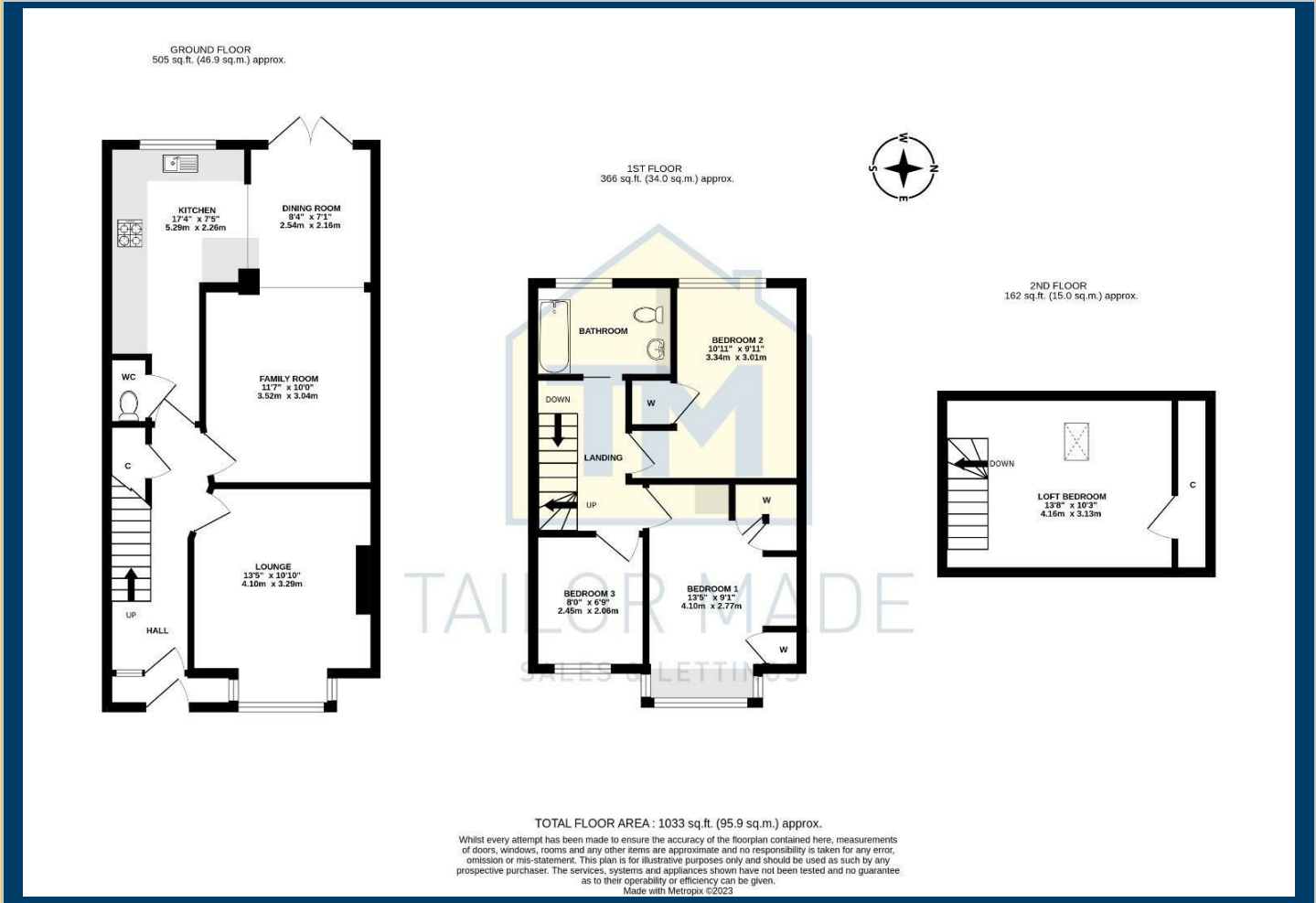
Hybrid Map



Terrain Map



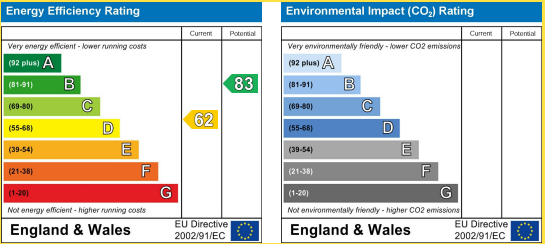
Floor Plan



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.