



**TAILOR MADE**  
SALES & LETTINGS



**Batsford Road**

Coundon, Coventry, CV6 1AP

Asking Price £250,000



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Tailor Made Sales and Lettings are delighted to introduce this delightful three bedroom, single bay fronted, traditional terrace located in hugely popular Coundon with bags of kerb appeal. The owner has completely transformed this property from top to bottom, inside and outside during his six year tenure, including a stunning new grey block paved driveway for two vehicles and dropped kerb. Further home improvements include a new modern kitchen, new bathroom, complete overhaul of the decoration, re-plastering, upgrading wall sockets and floor coverings. Over £5,000 of roof repairs have been carried out now, vastly extending the life of the original roof.

This home, now immaculate throughout, provides three excellent sized, well decorated bedrooms, two formal reception rooms, modern kitchen, modern bathroom and the benefit of a brick based conservatory. There is a lovely sized, mature and private rear garden, with large patio, outbuildings, mainly laid to lawn with further block paved area, timber shed and mature shrubs.

## Full Property Summary

### Entrance Hallway

Stunning, tiled flooring, under stairs storage, doors off to the lounge, dining room and kitchen.

### Lounge

Double glazed bay window to the front elevation, central heating radiator and cast iron log burner.

### Dining Room

Space for a fireplace, central heating radiator and double glazed windows and doors onto the garden.

### Conservatory

A brick based conservatory with double glazed windows to two sides and double glazed patio doors onto the garden.

### Kitchen

A range of modern white gloss wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob, extractor hood, electric eye level oven, space for white goods and small utility cupboard housing the washing machine. Double glazed window overlooking the garden.

### First Floor Landing

Doors off to all three bedrooms and the bathroom.

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear, built in cupboard and central heating radiator.

### Bedroom Three

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

### Bathroom

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

### 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.

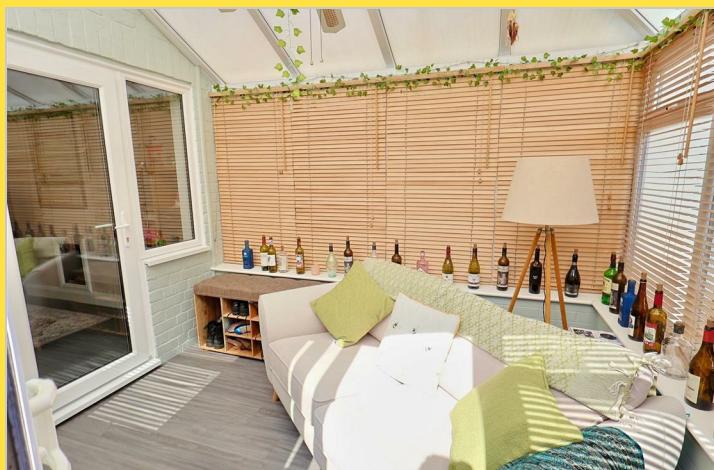
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



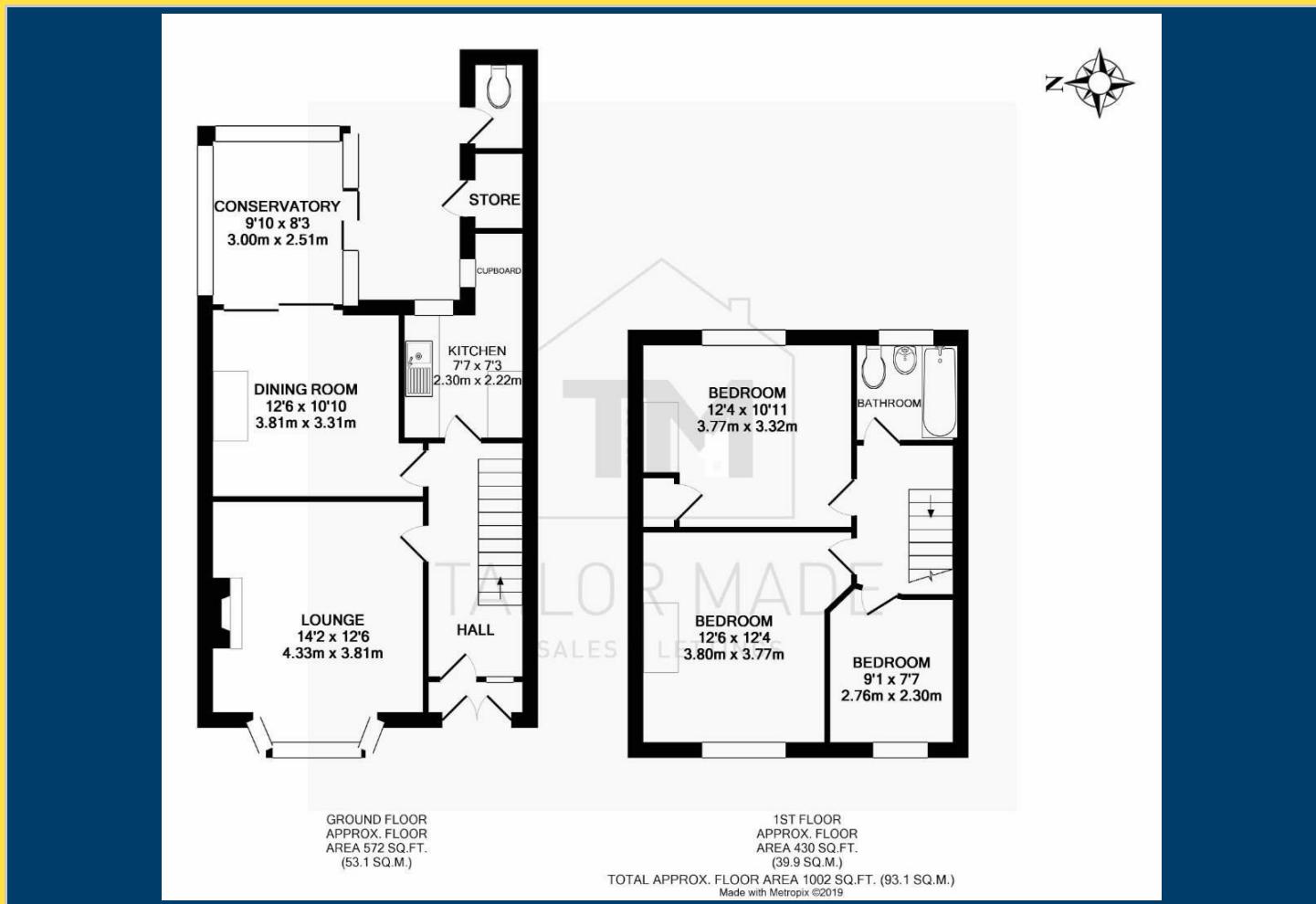
## Hybrid Map



## Terrain Map



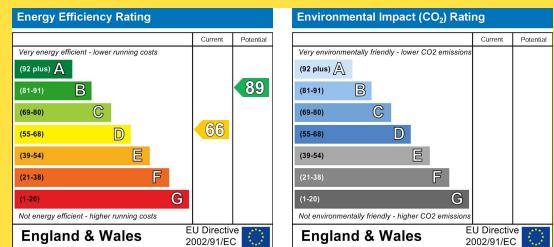
## Floor Plan



## 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.