



TAILOR MADE
SALES & LETTINGS



Gorseway

Whoberley, Coventry, CV5 8BJ

Price £260,000



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Property Overview

Introducing this lovely double bay fronted, three bedroom character property, which has been extended to the rear and has the benefit of a converted garage, ideal for a home office or business.

Located on a quiet street in the popular area of Whoberley with excellent local schooling and wide range of local amenities including shops, parks, community and activity centre and medical practices.

The property has off-road parking for two vehicles to the front and a good sized family garden to the rear.

The ground floor accommodation comprises an entrance hallway, spacious through lounge / diner along with an extended kitchen / diner with integrated appliances and vaulted ceiling. The first floor offers two well sized double bedrooms, a good sized single bedrooms and a modern family bathroom. The property has been recently renovated throughout, with a newly installed boiler.

The rear garden is fence enclosed with a paved patio area, mainly laid to lawn with shrub borders and paved pathway leading to a converted garage.

Property Summary

Entrance Hallway

Central heating radiator, doors off to the extended kitchen and lounge / diner, stairs to the first floor.

Lounge / Diner

The lounge area has a double glazed bay window to the front elevation and central heating radiator. The dining area has double glazed patio doors onto the garden and central heating radiator.

Extended Kitchen / Diner

A range of modern wall and base units, lovely granite work tops, stainless steel sink drainer, four ring hob with extractor hood above, electric oven, integrated wine cooler, space for fridge freezer and washing machine. There is a small dining area, vaulted ceiling with spot lights and Velux sky light, double glazed window and double glazed patio doors onto 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 and central heating radiator.

Bedroom Three

Double glazed window to the front elevation and central heating radiator

Bathroom

A fully tiled modern bathroom with 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

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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.



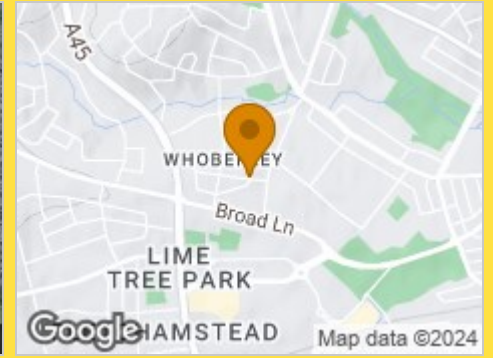
Road Map



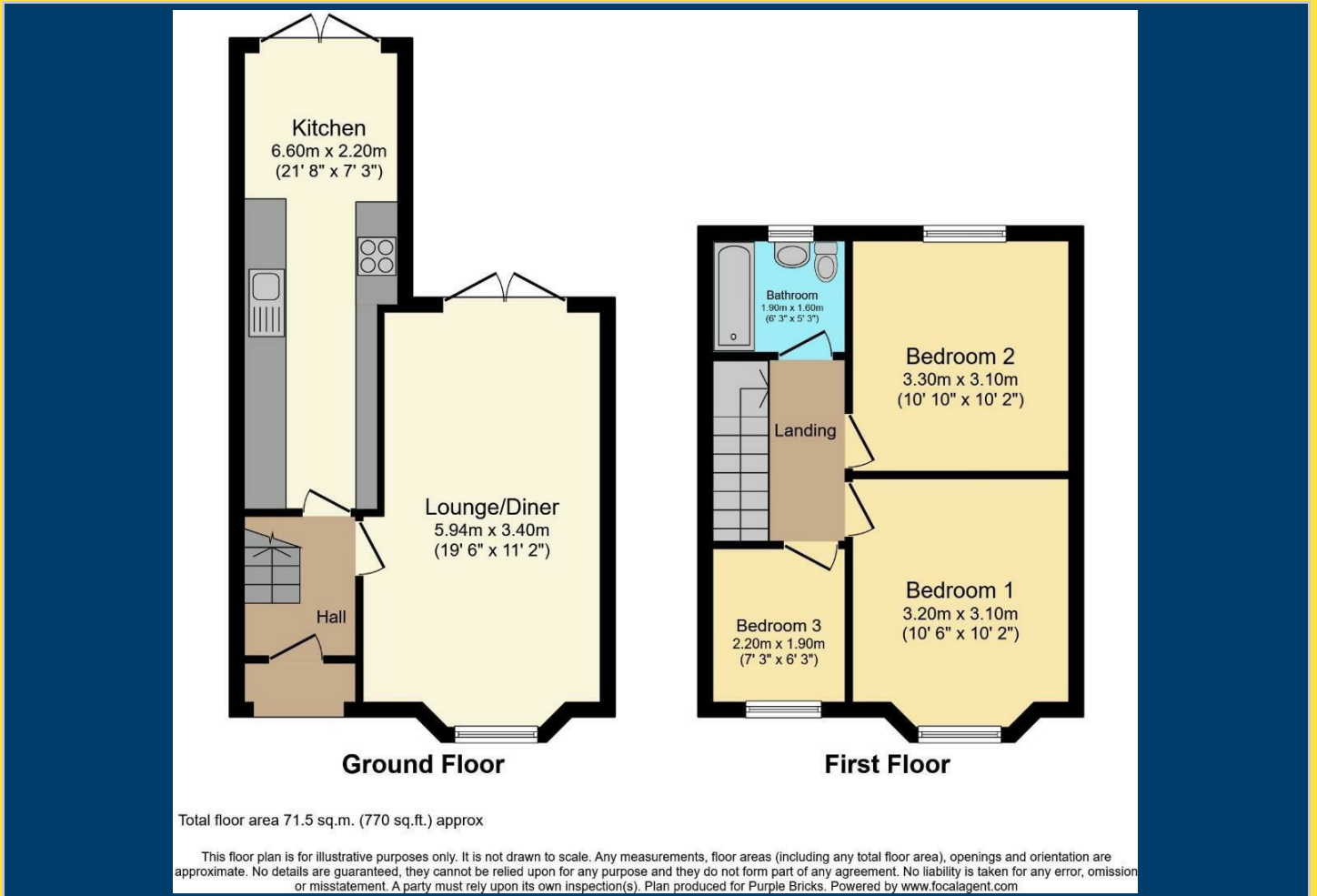
Hybrid Map



Terrain Map



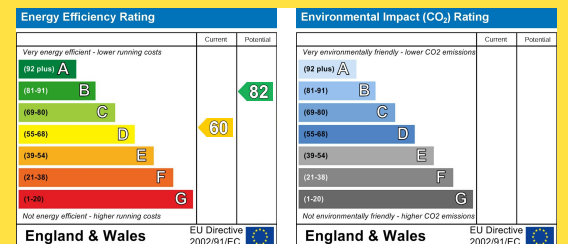
Floor Plan



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.