



TAILOR MADE
SALES & LETTINGS



Robert Close

, Coventry, CV3 4ES

Price £239,000



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A very rare opportunity to acquire this amazing plot with superb sized garden on Robert Close, off the London Road, near Airport Retail Park and Baginton Airport. The property is situated on a quiet cul-de-sac of bungalows and is tucked into the corner with front gated front garden and private driveway, leading to a detached garage, gated access into the garden and front door.

This traditional Semi Detached Bungalow all on one level, offers two generous sized double bedrooms, good sized lounge, bathroom, modern kitchen and conservatory. There is a large loft space and ample road to extend around the property on its large grounds, subject to the necessary consents.

The property has large lawned gardens, many private areas and the huge benefit of a secure gated rear access, providing easy access to Airport Retail Park, where you can find Aldi Supermarket, Costa Coffee, Dunelm and Cafe, B&M home stores and various other retail outlets. The property offers easy access to the A46, A45, M1, M6 and M69.

Property Summary

Entrance Hallway

Doors to all principal rooms, loft access to the roof space.

Lounge

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

Kitchen

A range of modern wall and base units, laminate counter tops, tiled splash backs, four ring gas hob,

electric oven, stainless steel sink drainer, space for white goods, pantry cupboard, double glazed window and double glazed door to door to the conservatory.

Conservatory

Bricked based, tiled flooring, double glazed windows overlooking the garden and double glazed door into the garden.

Bedroom One

Double glazed window overlooking the garden and central heating radiator.

Bedroom Two

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

Bathroom

A fully tiled bathroom, comprising a white suite, including a bath with shower over, 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

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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.

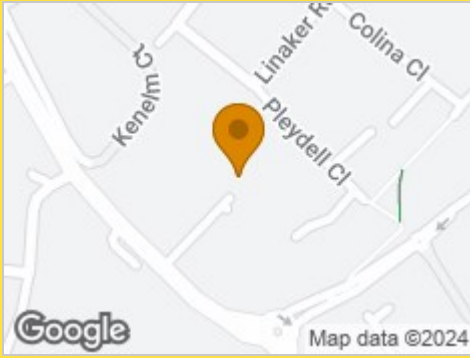
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



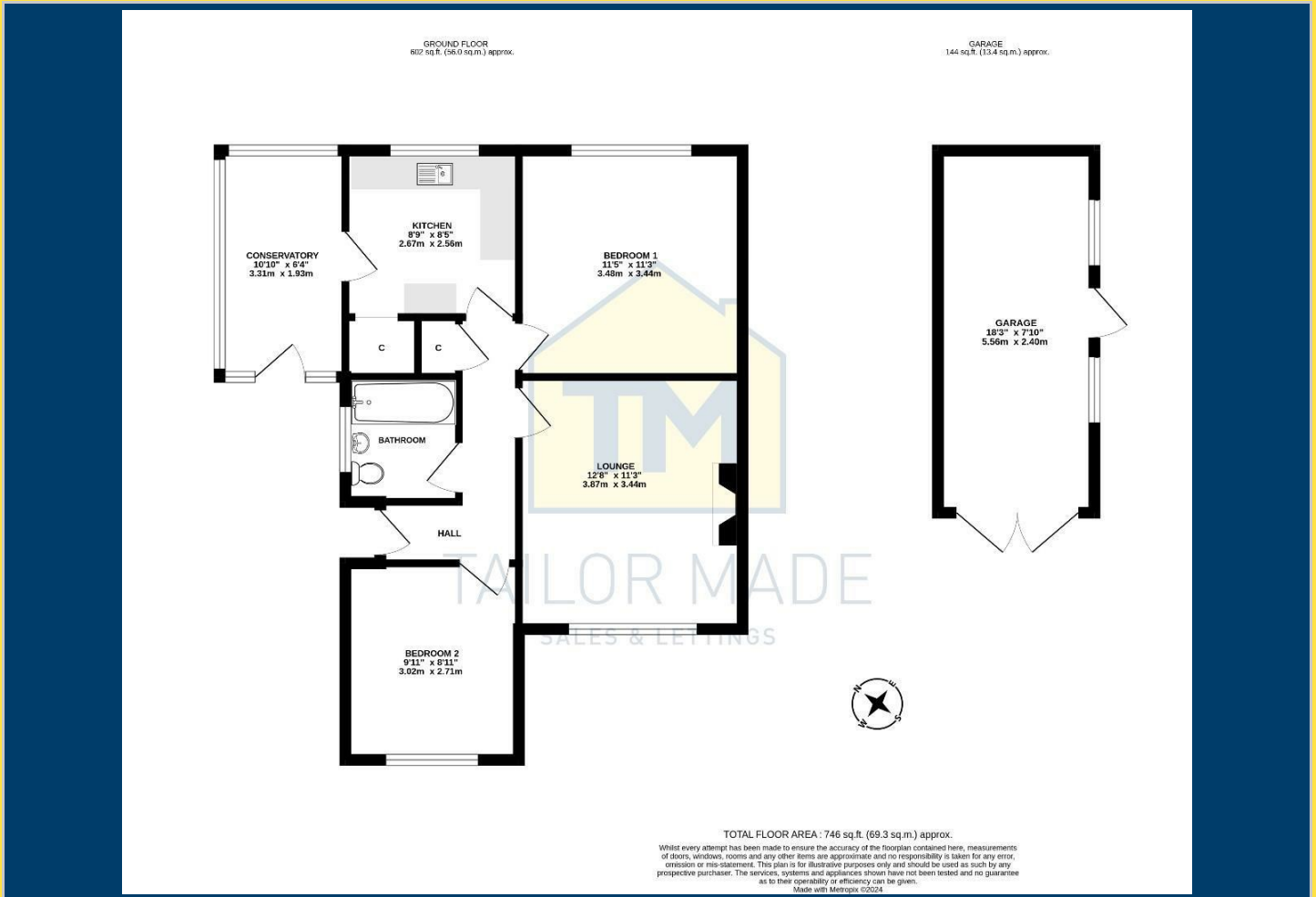
Hybrid Map



Terrain Map



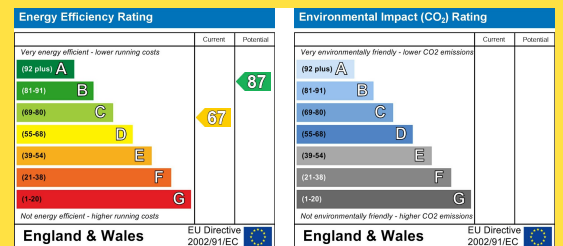
Floor Plan



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.