



TAILOR MADE  
SALES & LETTINGS



## Tile Hill Lane

Tile Hill, Coventry, CV4 9DJ

Price £350,000



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Tailor Made Sales and Lettings are delighted to bring to market this traditional double fronted detached bungalow, occupying a prominent plot, set back from the road with an excellent sized frontage, providing ample off-road parking, gated side access leading to a detached garage and large private rear garden.

This well proportioned property offers great flexibility for a wide range of buyers, including those looking to downsize to a, still yet, spacious bungalow with larger rooms and scope for a first floor bedroom or an exciting opportunity for a family or builders to develop into a modern sizeable, two storey detached family home, subject to the necessary planning consents (albeit many of have set the president for this on the road and nearby area).

The property is well served with local amenities including convenience stores, medical practices, schools, super markets, food outlets and excellent public transport, including regular bus services on your doorstep and easy access to both Tile Hill and Canley Rail Station, linking Coventry to Birmingham and London.

The property also provides easy access to excellent road links including the A45, M42, M6 and M69. Birmingham Airport and the National Exhibition Centre are only approximately a 15 minute drive.

## Property Summary

### Entrance Hallway

Stunning parquet flooring, central heating radiator and doors off to all principal rooms.

### Bedroom One

Double glazed bay window to the front elevation, ample fitted storage and central heating radiator

### Bedroom Two

Double glazed window to the front elevation and central heating radiator

### Shower Room

A lovely modern, completed refitted shower room comprising a walk in shower enclosure, WC, wash hand basin with vanity unit, radiator, double glazed window and LED mirror.

### Lounge

A superb sized lounge with double glazed windows and doors to side and rear overlooking the garden, radiator and large brick built fireplace with gas fire.

### Kitchen / Diner

A great entertaining area with a wide range of wall and base units, display cabinetry, breakfast bar area, dining space. The kitchen comprises a one and half bowl stainless steel sink drainer, four ring electric hob, electric oven and extractor hood, space for fridge freezer and washing machine, dual aspect windows, door to the garden and stairs to the first floor.

### Bedroom Three

Double glazed window to the front elevation, Velux sky light to the rear.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

Tel: 024 76939550

- 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.



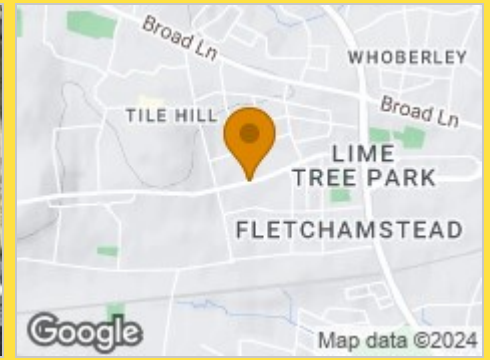
## Road Map



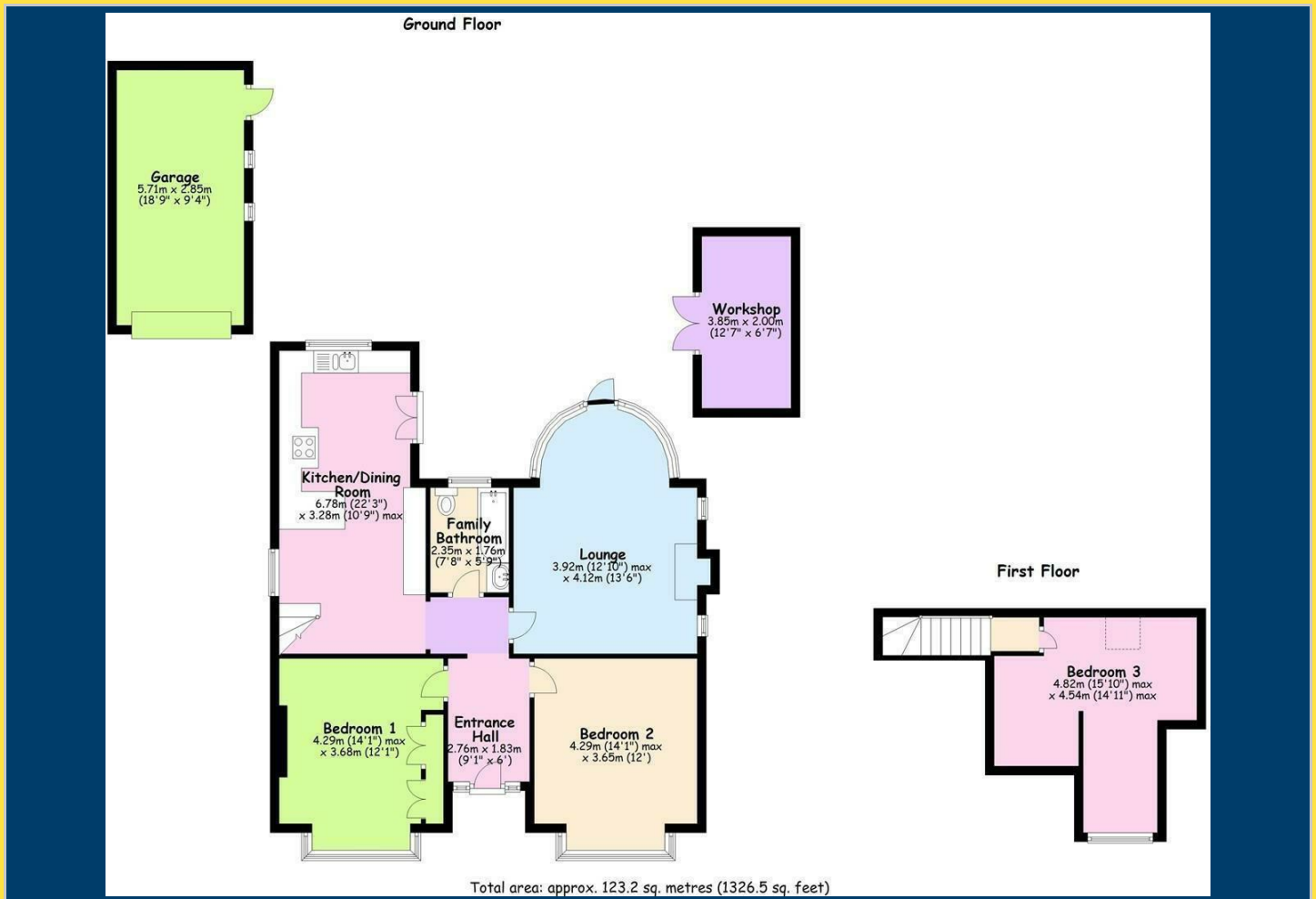
## Hybrid Map



## Terrain Map



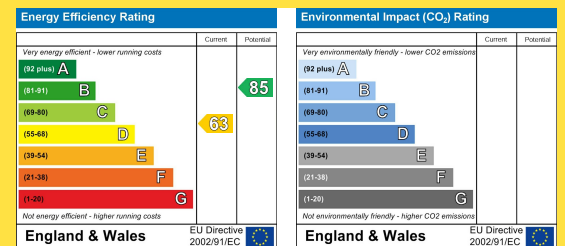
## Floor Plan



## 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.