



TAILOR MADE
SALES & LETTINGS



Holyhead Road
Coundon, Coventry, CV5 8JQ

Offers Over £300,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE
SALES & LETTINGS



Holyhead Road

Coundon, Coventry, CV5 8JQ

Offers Over £300,000



A pleasure to bring to the market this very attractive, double bay fronted terraced, raised and set back from the lovely, tree-lined Holyhead Road with a fabulous rear extension, providing a stunning open plan kitchen / dining / living area, with top-spec bi-folding doors and home office. The current owner has completely transformed this property from top to bottom, carrying out an extensive renovation project, extension and stylish finish.

The property has bags of kerb appeal and is located in a very popular area for families and working professionals, a short distance from a wide range of local amenities, Lake View Park, schooling and excellent road links.

The ground floor accommodation comprises an entrance hallway, lovely cosy lounge with bay window, modern, remote controlled fire and built in alcove storage, modern ground floor shower room and WC and a show-stopping open plan, top spec kitchen / diner, with home office and bi-folding doors to the garden.

The first floor has a lovely modern family bathroom, two very generous double bedrooms, both with fitted wardrobes and a single bedroom with attractive oriel window.

The rear garden is private, fence enclosed and comprises a paved patio, off the kitchen / diner, lawn, clad single garage and gated rear access to the service road.

Property Summary

Entrance Hallway

Doors off to the lounge, shower room and kitchen / diner. Electric radiator and stairs to the first floor.

Lounge

Double glazed window to the front elevation, central heating radiator, modern remote controlled fire and stylish built in alcove storage and shelving.

Shower Room

Modern grey tiling, shower enclosure with waterfall shower, wash hand basin, WC, radiator and extractor fan.

Open Plan Extended Kitchen / Diner

The kitchen area has a range of grey gloss wall and base, handleless units, large central island unit with room for breakfast bar stools, inset one and half bowl stainless steel sink drainer, extendable spray tap, top spec Bosch appliances fitted including, eye-level oven and microwave, five ring gas hob, extractor fan, dishwasher and washing machine. There is ample dining and living space, central heating radiator, spot lights, two Velux sky windows, stunning three-pane bi-folding doors to the garden and door into the home office.

Office

Room for office table and chairs, central heating radiator.

First Floor Landing

Doors off to all three bedrooms and the bathroom.

Bedroom One

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

Bedroom Two

Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Three

Double glazed oriel window and central heating radiator.

Bathroom

Attractive grey tiling, white and grey suit, comprising a bath with shower over, glass screen, wash hand basin and WC unit with fitted storage, double glazed window and radiator.

How to Make an Offer

We will require the following information before we can

Tel: 024 76939550

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.

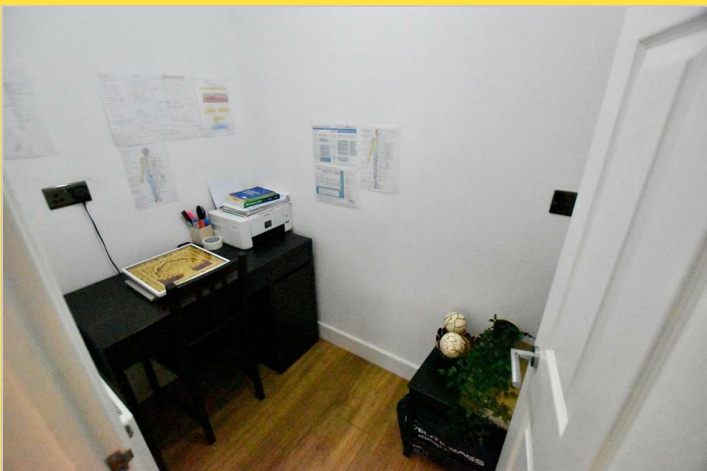
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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

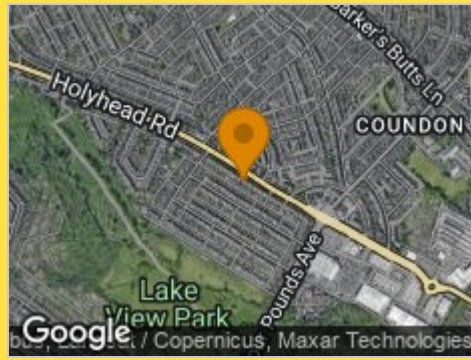
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



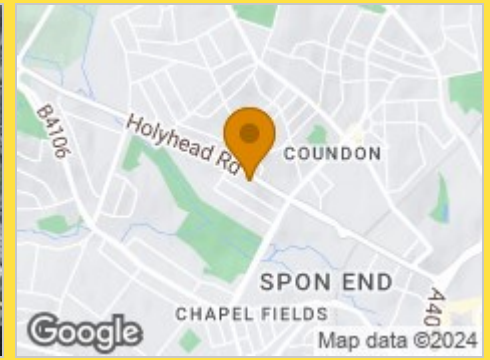
Road Map



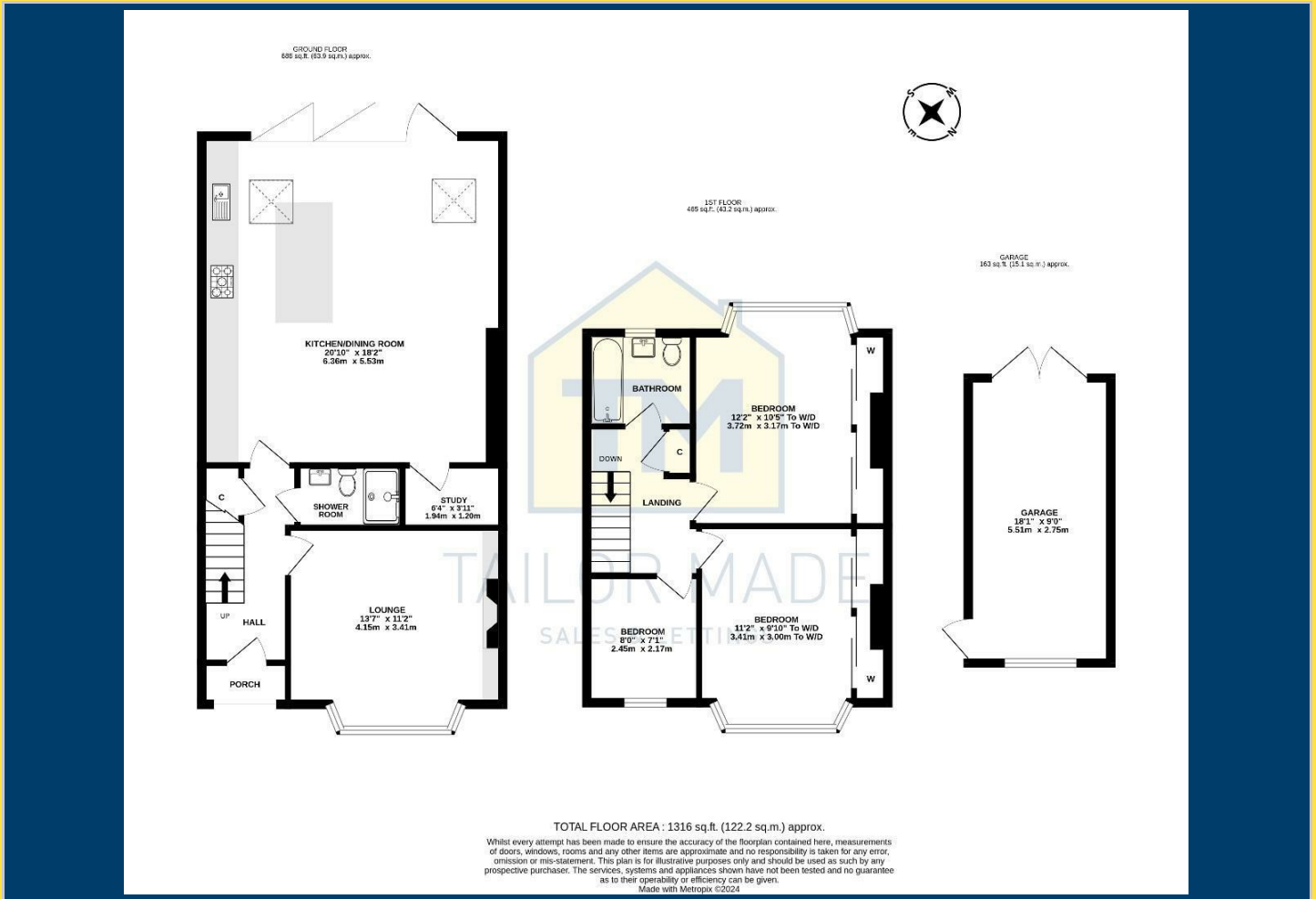
Hybrid Map



Terrain Map



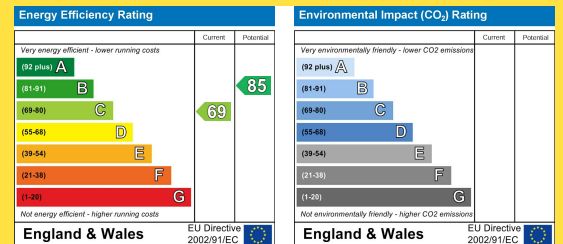
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.