



TAILOR MADE  
SALES & LETTINGS



## Norman Place Road

Coundon, Coventry, CV6 2BS

Offers Over £260,000





# Norman Place Road

Coundon, Coventry, CV6 2BS

Offers Over £260,000



Tailor Made Sales and Lettings are delighted to bring to market this attractive three bedroom, double bay fronted semi detached family home in the hugely popular area of Coundon. This popular area is well served by a wide range of local amenities, excellent schooling and excellent public transport links.

The property benefits from a spacious driveway, providing off-road parking for three plus vehicles and a good sized side access and gate to the rear garden.

The ground floor comprises an entrance hallway, spacious through lounge / diner, galley style kitchen and lovely conservatory overlooking the rear garden.

The first floor comprises two spacious double bedrooms and a good sized single bedroom, currently being used as a home office. A family bathroom with bath and shower over, completes the first floor.

The property has the benefit of lovely shutters on the windows and there is a good amount of potential to extend further.

## Property Summary

### Entrance Hallway

Doors off to the lounge / diner and kitchen.

### Lounge / Diner

Double glazed bay window with lovely fitted shutters, modern gas fire with stone surround, central heating radiators, spacious dining area and double glazed French doors into the conservatory.

### Kitchen

A selection of wall and base units, laminate counter tops, tiled splash backs, five ring gas hob, electric double oven, extractor fan, space for dishwasher, fridge freezer, washing machine and tumble dryer. Double glazed window to the side elevation and double glazed UPVC door into the garden.

### Conservatory

Double glazed windows to the three sides, double glazed patio doors onto the garden and central heating radiator.

### First Floor Landing

Doors off to all three bedrooms and the bathroom.

### Bedroom One

Double glazed bay window to the front elevation with built in shutters, fitted wardrobes and dressing table, central heating radiator.

### Bedroom Two

Double glazed window to the rear elevation with fitted shutters, cupboard housing a wall mounted gas combination boiler and central heating radiator.

### Bedroom Three

Double glazed window to the front elevation with fitted shutters 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

Tel: 024 76939550

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.





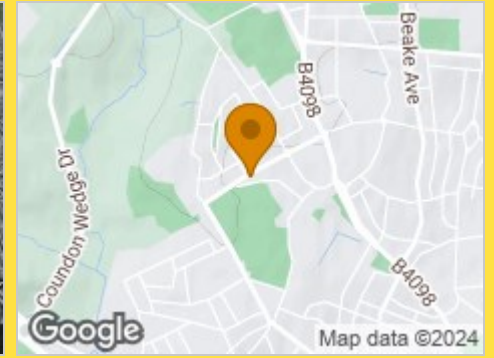
## Road Map



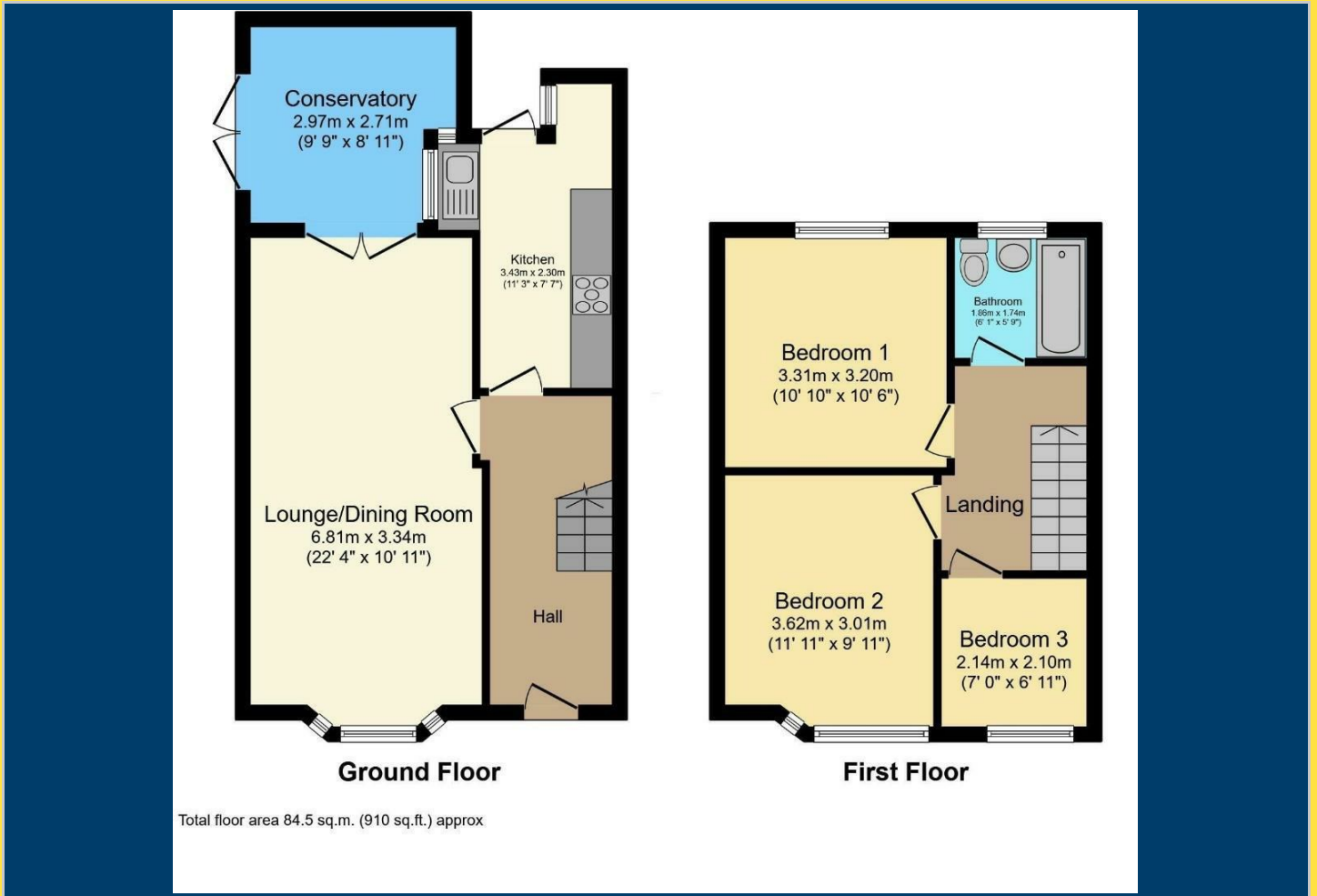
## Hybrid Map



## Terrain Map



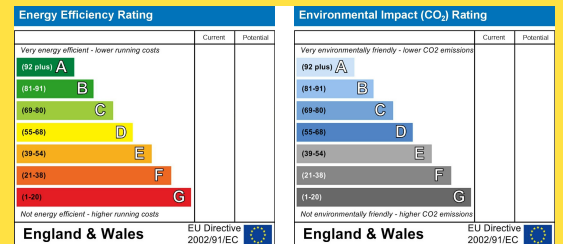
## Floor Plan



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