



TAILOR MADE
SALES & LETTINGS



Rowan Grove

Potters Green, Coventry, CV2 2GA

Asking Price £185,000



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Introducing this two double bedroom semi detached property in Potters Green, ideal for those looking to get onto the property ladder, downsize or acquire a buy to let opportunity. The property is located on a quiet cul-de-sac, off Ringwood Highway, close to a wide range of local amenities, schooling and the edge of countryside including Sowe Common. The area benefits from excellent road and public transport links, easy access to the motorway network and short distance to UHCW and Walsgrave Triangle.

The ground floor accommodation comprises an entrance hallway, front lounge, rear open plan kitchen with downstairs WC and conservatory. The first floor has two double bedrooms and a modern bathroom.

There is an excellent sized rear garden, garage and rear vehicle access. There is also the opportunity to create parking to the front of the property.

Property Summary

Entrance Hallway

Stairs to the first floor, doors into the kitchen and lounge.

Lounge

Double glazed window to the front elevation, gas fire with cast iron surround and central heating radiator.

Kitchen

A range of wall and base units, laminate counter tops, stainless steel sink drainer, range cooker and gas hobs, space for fridge freezer and washing machine. Double glazed window to the rear, double

doors into the conservatory and door into the cloakroom.

Cloakroom

WC, wash hand basin.

Conservatory

A brick based conservatory with double glazed windows to two side and double glazed patio doors onto the garden.

First Floor Landing

Doors off to both double bedrooms and the bathroom.

Bedroom One

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

Bedroom Two

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

Wet Room

Walk in shower area, WC, wash hand basin, 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 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.

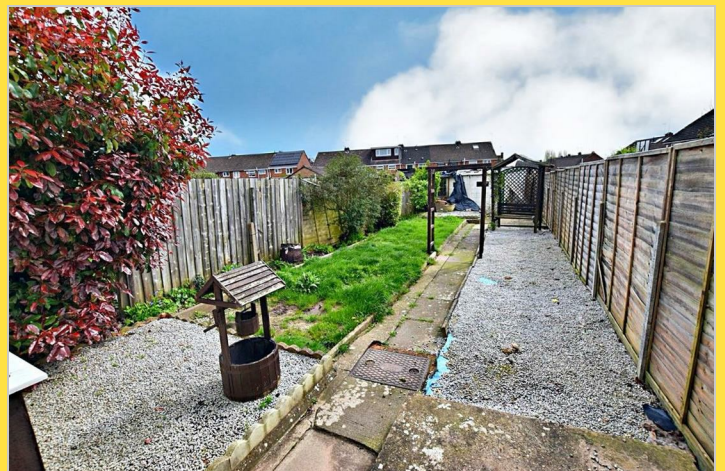
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



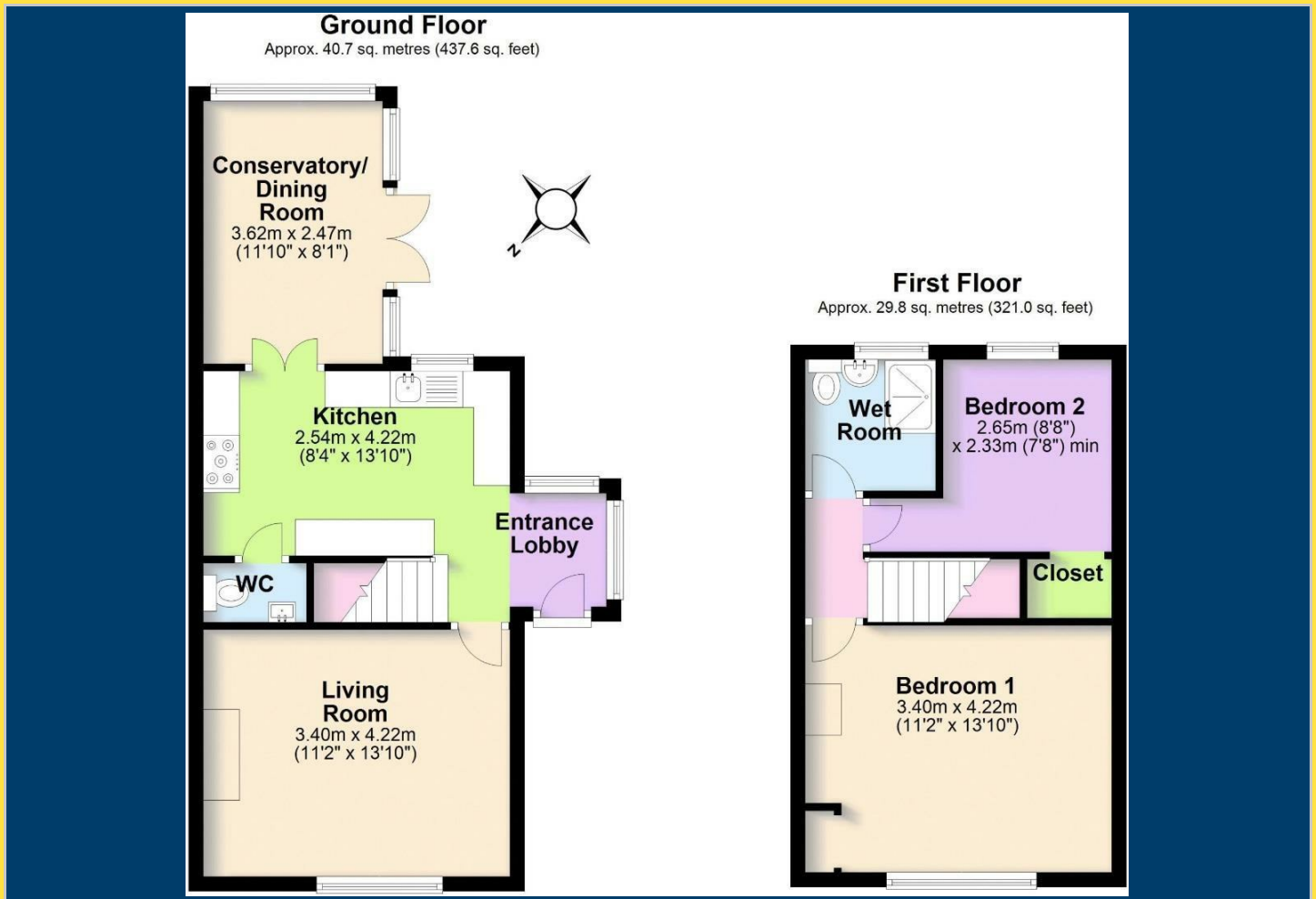
Hybrid Map



Terrain Map



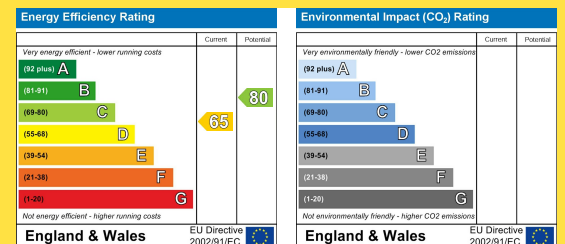
Floor Plan



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.