



TAILOR MADE
SALES & LETTINGS

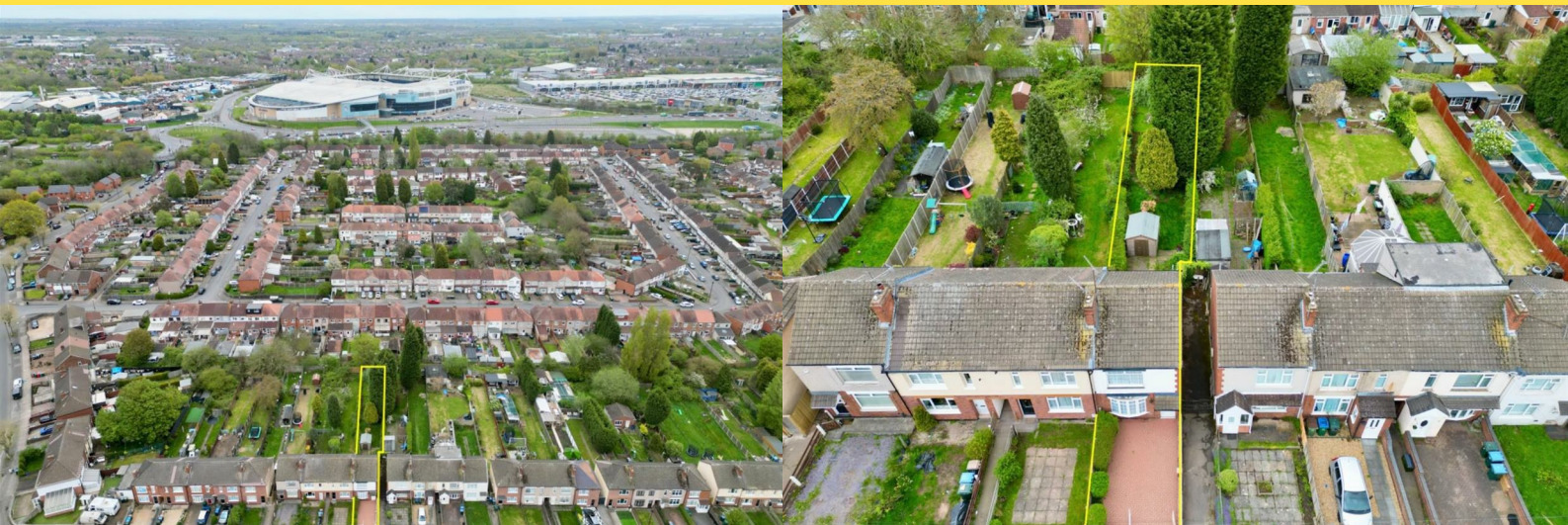


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St. Lukes Road

Holbrooks, Coventry, CV6 4JH

Asking Price £180,000



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Tailor Made Sales and Lettings are delighted to bring to market this well presented, two double bedroom end of terrace home with gated off-road parking on a quiet no through road in Holbrooks.

The property has a huge rear garden with plenty of scope to extend to the rear of the property or even add in a garden room or summer house.

Ideally located within easy range of a huge selection of local amenities, shops, Arena Shopping Park, supermarkets, rail station, bus links and quick access to A444 and the motorway network.

The property is offered for sale with no onward chain and comprises a social open plan ground floor living / dining / kitchen area.

The first floor offers two generous double bedrooms, newly installed boiler and carpets and well presented bathroom.

There is gated off road parking, secure gated side access and a huge rear garden.

Full Property Summary

Entrance Hallway

Door into the ground floor living area and stairs to the first floor

Open Plan Living

Double glazed window to the front elevation, gas fire with modern surround, central heating radiators,

dining space, under stairs storage and double glazed windows and patio doors onto the garden. The kitchen area has an I-shape selection of solid wood wall and base units, electric oven and hob, sink drainer and space for white goods

First floor landing

Doors off to both double bedroom and the bathroom.

Bedroom One

A very generous double bedroom with double glazed window to the front elevation, walk in wardrobe and central heating radiator.

Bedroom Two

A generous double bedroom with double glazed window to the rear overlooking the garden and central heating radiator.

Bathroom

Modern grey tiling, white suite including a bath with shower over, glass screen, 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 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



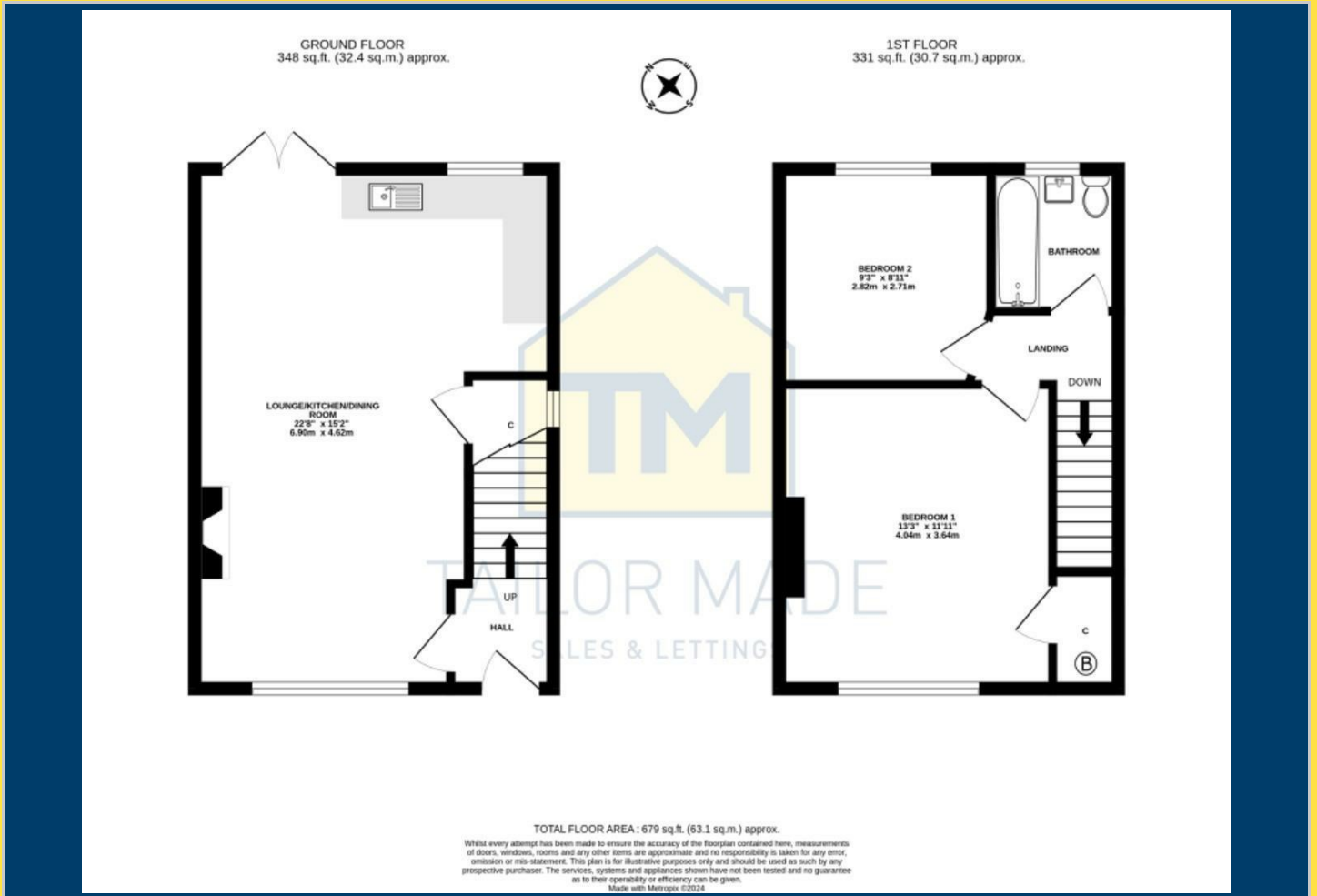
Hybrid Map



Terrain Map



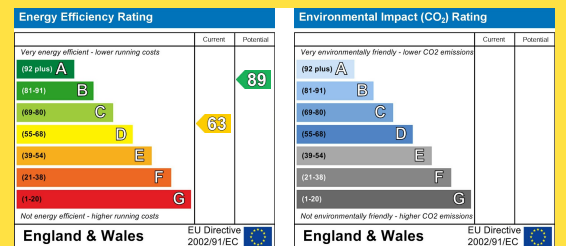
Floor Plan



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.