



TAILOR MADE  
SALES & LETTINGS



## Drayton Crescent

Eastern Green, Coventry, CV5 7EL

Asking Price £489,000





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A real pleasure to bring to market this stunning, largely extended and flexible five / six bedroom semi detached family home in a peaceful part of Eastern Green. A area synonymous with families, great local amenities, great transport links a short distance from countryside walks and farm shops.

The property has been hugely extended, with all the necessary planning consents and sign offs, driveway with ample off- road parking, garage with electric roller door and private, landscaped rear garden with flagstone patio area and Astro turf.

The property offers flexible accommodation over three levels and also lends itself for a potential annex to the side.

The ground floor comprises a storm porch, generous entrance hallway, large front reception room, stunning open plan high spec kitchen / diner, large utility room, direct access into the garage, downstairs WC and stunning family room offering 25sq m of space and high spec bi-folding doors into the garden with enclosed blinds.

The first floor has four bedrooms, comprising two generous double bedrooms, a good size single bedroom and a self contained teenager suite with walk in dressing / homework area, en-suite shower room and stairs to a mezzanine double bedroom. There is an also the main family bathroom, which comprises a lovely four piece suite including bath, walk in shower, wash hand basin, WC, LED mirror and modern tiling.

The top floor comprises a large master suite, ample fitted storage, large double glazed window and lovely en-suite, modern shower room.

## Storm Porch

Lovely composite front door leading into the entrance hallway, room for shoes and umbrellas.

## Entrance Hallway

A generous entrance hallway with doors off to a large front reception room and open plan kitchen / diner. Stairs lead to the first floor.

## Front Living room

Double glazed window to the front elevation, gas fire modern surround, built in storage and central heating radiator. An ideal lounge, playroom or formal dining room.

## Open Plan Kitchen Diner

A stunning range of shaker style wall and base units, Quartz counter tops and breakfast bar area, inset sink drainer and range of integrated appliances including a built in electric oven, gas hob, dishwasher, dining space, double glazed window and patio doors onto the garden.

## Utility Room

A large utility space with direct access into the garage, wall and base units, stainless steel sink drainer, space for appliances including washing machine and tumble dryer. Door into the WC, double glazed door to the garden and door to the large family room

## Cloakroom

A modern cloakroom with WC, wash hand basin and radiator.

## Family Room

A fabulous family room, offer 25 square meters of spaces, lovely bi-folding doors onto the garden with built in blinds, central heating radiators.

## First Floor Landing

Doors off to the family bathroom, four bedrooms including a self contained teenager suite and stairs to the second floor.

## Bedroom Two

Walking dressing area / homework space, extractor fan, door to a modern en-suite shower room and door leading to stairs and a mezzanine double bedroom and sky lights.

## Bedroom Three

A generous double bedroom with double glazed window to the rear, ample built in wardrobes and drawers, central heating radiator.

## Bedroom Four

A generous double bedroom with built in wardrobes, media wall, central heating radiator and double glazed window to the front elevation.

## Bedroom Five

A good sized single bedroom with wardrobes, central heating radiator and double glazed window.

## Second Floor Landing

Door to the master suite

## Master Suite

A very spacious double bedroom with ample fitted storage, large double glazed window to the rear and central heating radiator. Door into the en-suite shower room.

## Ensuite Shower Room

A lovely modern en-suite shower room with walk in shower enclosure, wash hand basin, WC, radiator and double glazed window.

## ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17

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years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on [www.tmonline.co.uk/packages/](http://www.tmonline.co.uk/packages/)

### 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.

### 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.



## Road Map



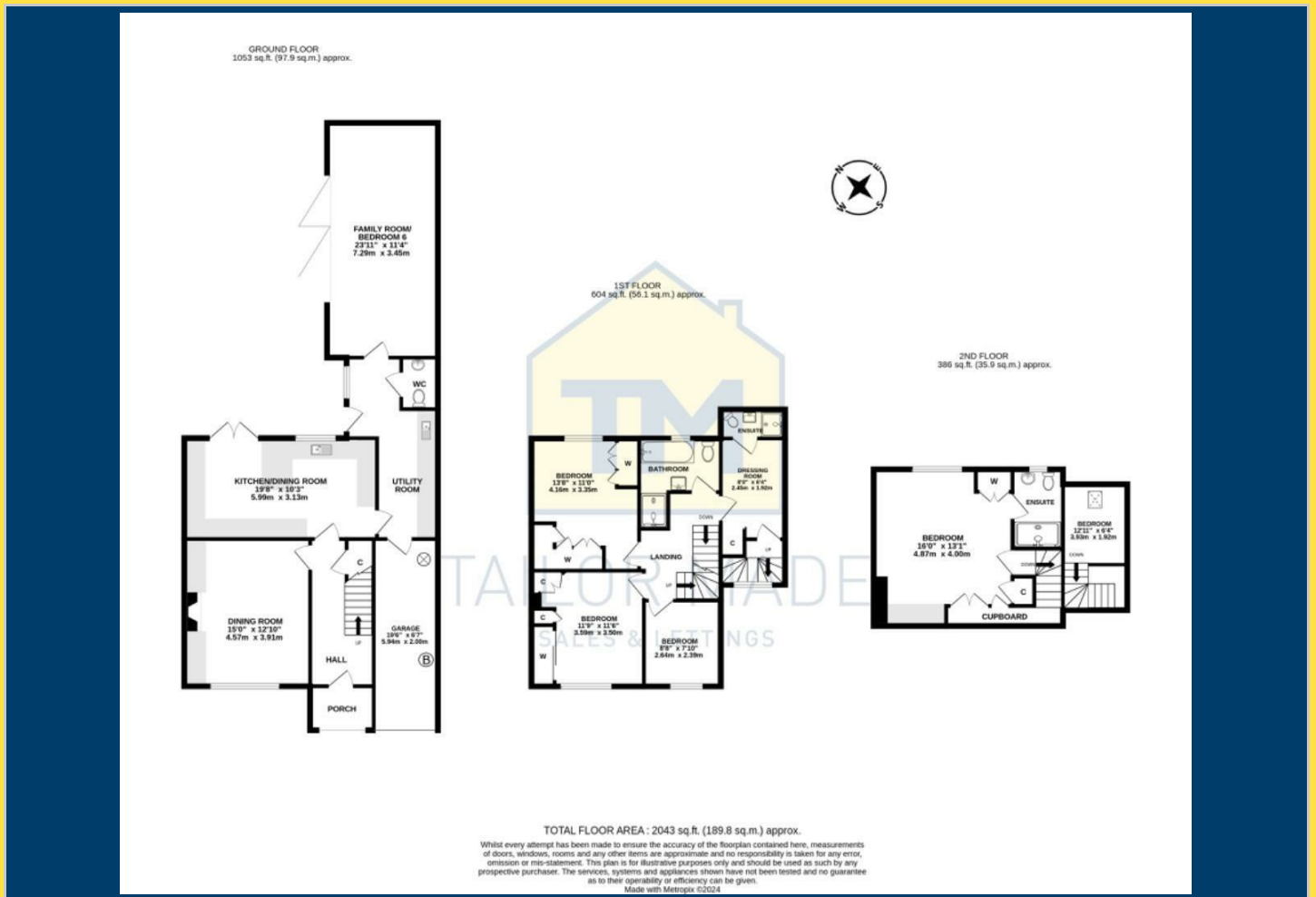
## Hybrid Map



## Terrain Map



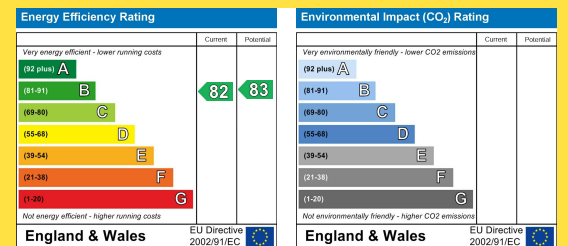
## Floor Plan



## 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.