



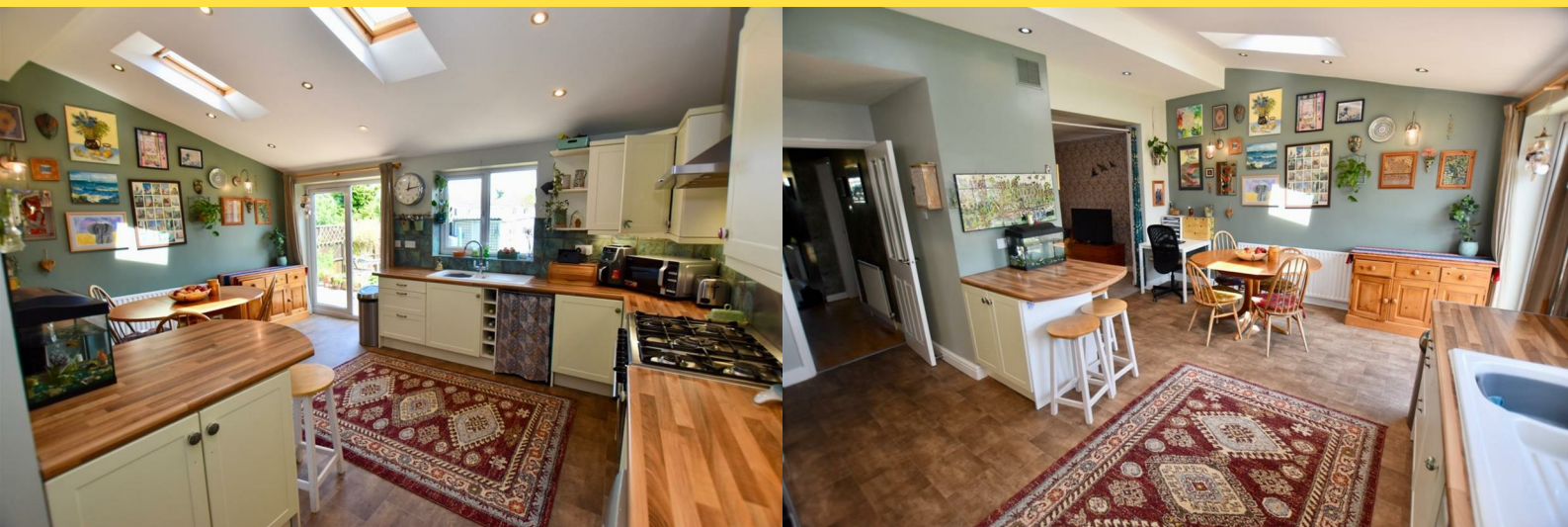
TAILOR MADE  
SALES & LETTINGS



## Harewood Road

Whoberley, Coventry, CV5 8BN

Asking Price £285,000



# Harewood Road

Whoberley, Coventry, CV5 8BN

Asking Price £285,000



Tailor Made Sales and Lettings are delighted to bring to market this excellent double bay fronted end of terrace with large plot and full with rear extension. The property is located on a quiet street in the popular area of Whoberley, a short distance from a wide range of local amenities, excellent schooling and easy access on the A45 and into town.

The property has a front driveway, detached garage and rear vehicular access, very generous rear garden and gated side plot, currently having a covered lean-to, providing excellent storage.

The ground floor accommodation comprises a stunning front door, leading into an entrance hallway, spacious front lounge with feature fireplace and attractive bay window, modern downstairs WC and stunning, extended open plan L-shaped kitchen / diner, leading into a snug / playroom.

The first floor comprises a modern shower room, two spacious double bedrooms and a good sized single bedroom.

The rear garden is an excellent size, fence enclosed with large paved patio area, mainly laid to lawn, decking area, timber shed, covered lean-to, gated side and rear access and a door leading into the detached garage.

## Full Property Summary

### Entrance Hallway

Doors to the lounge, WC and kitchen / diner. Stairs to the first floor and central heating radiator.

### Lounge

Double glazed bay window to the front elevation, feature fire place and central heating radiator.

### Cloakroom

A modern fully tiled cloakroom, comprising a WC, wash hand basin with vanity unit.

### Extended Open Plan Kitchen / Diner

A range of wall and base units, porcelain sink drainer, range cooker with gas hob, extractor fan, space for washing machine, dishwasher and fridge freezer, breakfast bar, ample dining space, double glazed window and patio doors to the garden and archway leading into the snug / playroom.

### Snug / Playroom

Central heating radiator and open plan to the kitchen / diner.

### First Floor Landing

Doors to all three bedrooms and the shower room.

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear elevation and built in storage cupboard housing the wall mounted gas combination boiler.

### Bedroom Three

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

### Shower Room

A modern, fully tiled / boarded shower room with walk-in shower enclosure, 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.

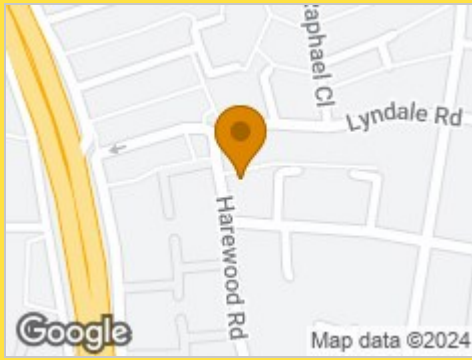
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### 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



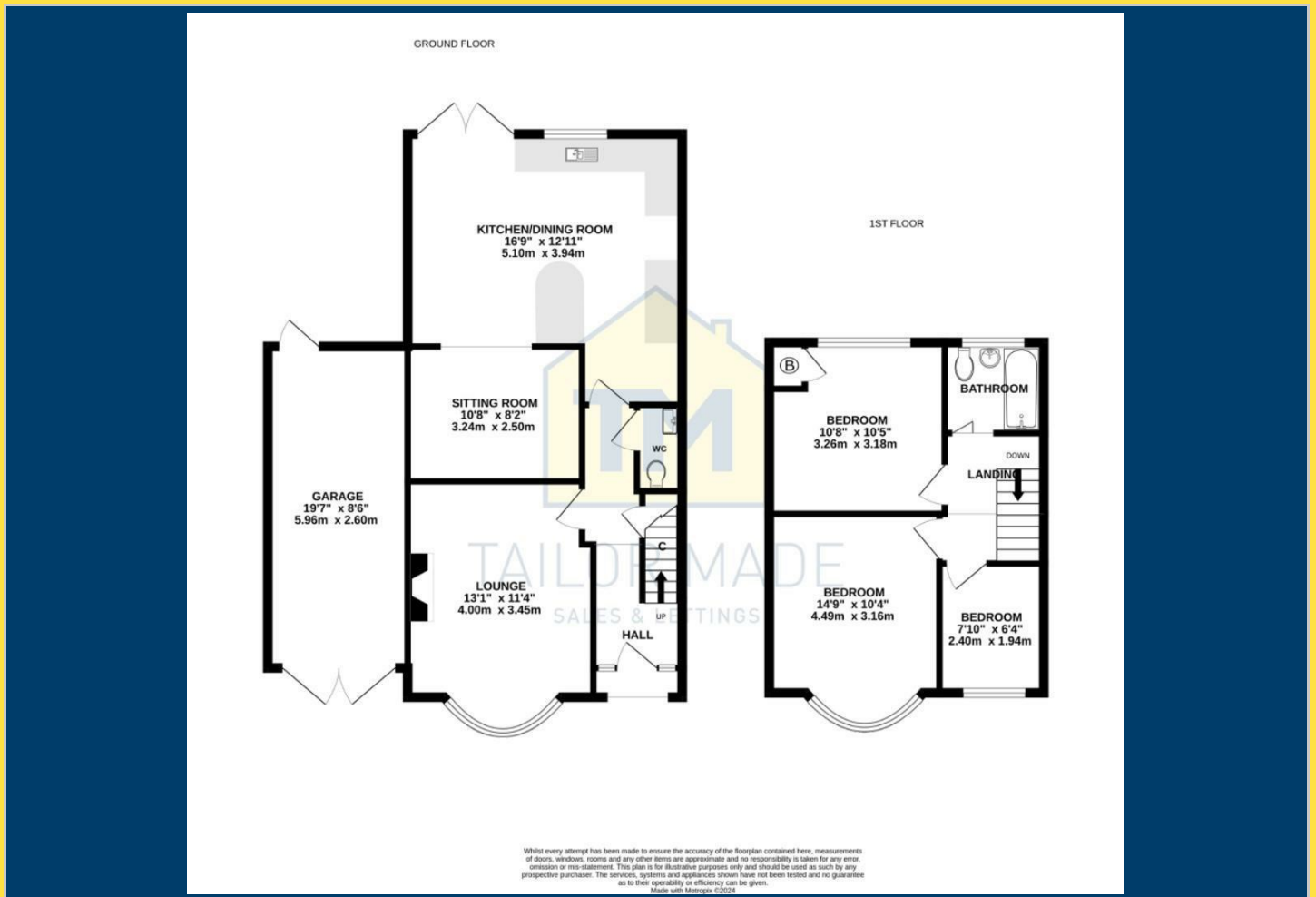
## Hybrid Map



## Terrain Map



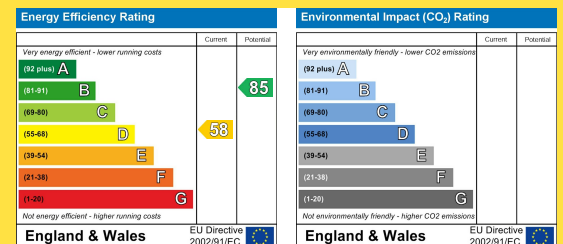
## Floor Plan



## 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.