



TAILOR MADE
SALES & LETTINGS



Dulverton Avenue

Chapelfields, Coventry, CV5 8HH

Price £259,950



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Tailor Made Sales and Lettings are delighted to bring to market a fantastic opportunity to make a wonderful family home in popular Chapelfields. Three bedroom Semi detached property with potential to extend.

Located in popular Chapelfields with great school catchment, local amenities and major transport link in easy reach.

The property consists of Lounge, Dining room, Kitchen, Lovely garden, Two double bedrooms and One single and a shower room. NO UPWARD CHAIN.

Lounge

Bay fronted, with double glazed window, central heating radiator and feature fire place.

Dining room

Double glazed door and windows out onto the rear garden, central heating radiator.

Kitchen

mixture of fitted and freestanding units, sink and space for cooker, fridge freezer and washing machine. Double glazed windows and door.

Bedroom One

Double bedroom with double glazed bay window and central heating radiator.

Bedroom Two

Double bedroom with double glazed window and central heating radiator.

Bedroom Three

Single bedroom with double glazed window and central heating radiator.

Garden

Lovely rear garden with patio area, lawn and mature shrubs. Side access to garage and front of the property.

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

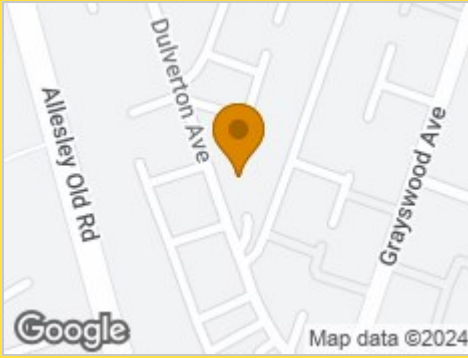
bank statement, bank screenshot, building society book or solicitors letter)

- 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



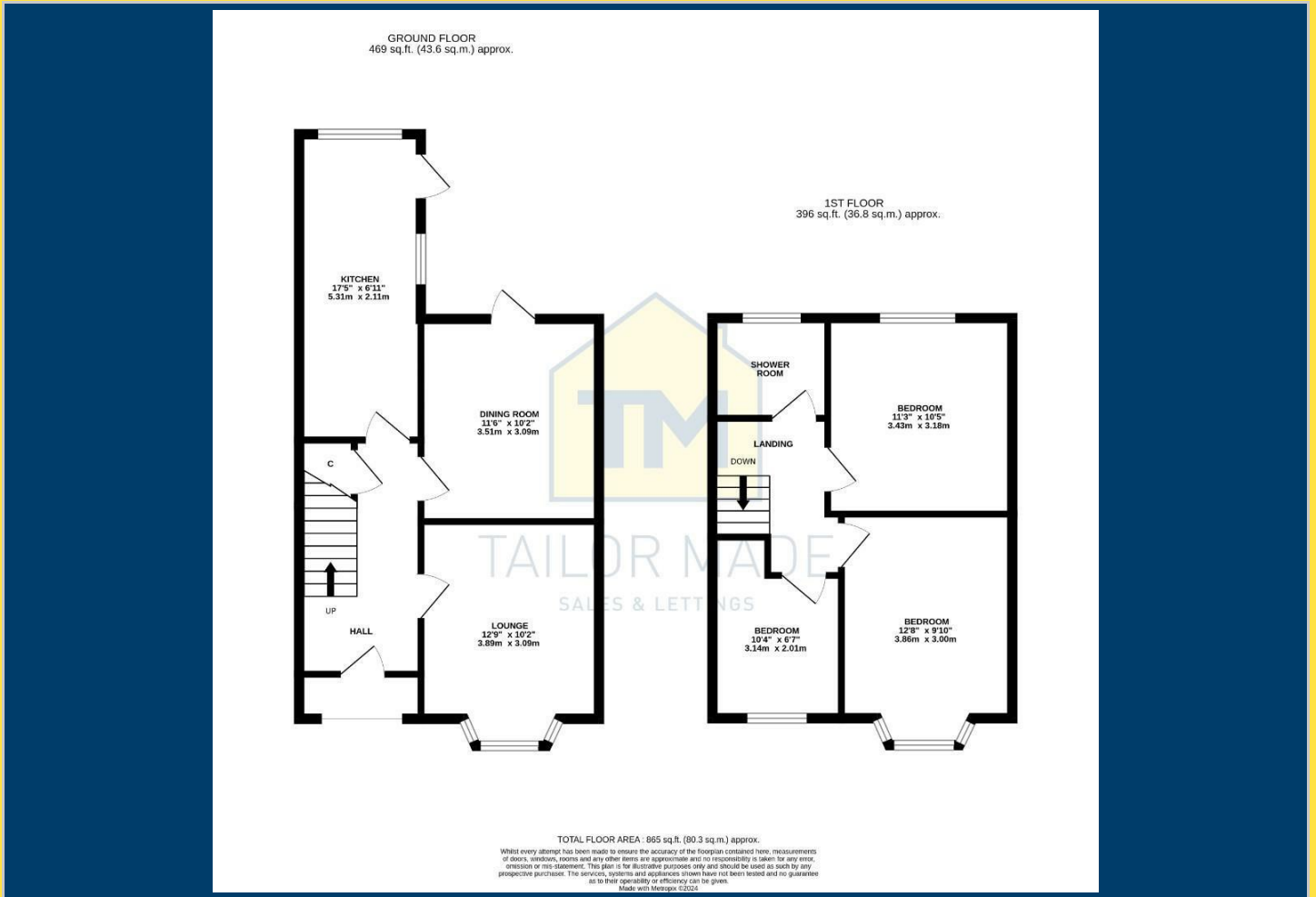
Hybrid Map



Terrain Map



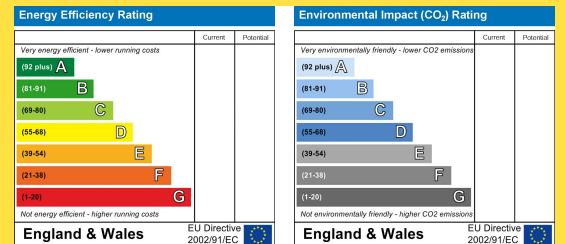
Floor Plan



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.