



TAILOR MADE
SALES & LETTINGS



Broad Lane
, Coventry, CV5 7AL

Price £290,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE
SALES & LETTINGS



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this pre-war late 1920's three bedroom semi detached family home with superb 100ft plus mature rear garden, sizeable front driveway, providing ample off-road parking and a detached single garage at the bottom of the garden with service road, providing vehicular access.

The property is conveniently positioned in the Whoberley end of Broad Lane, with easy access to all the amenities Allelsey Park has to offer, a short walk to Hearsall Common, Village Health Club and Canley Rail Station. There is also a host of primary schools on offer including Whoberley Primary, Allesley Hall, St Johns C.O.E and St Christophers, all within a short walk. There is a regular bus service along Broad Lane, in and out of town and also to the nearby Secondary Schools including West Coventry Academy, Westwood Academy and Heart of England in neighbouring Balsall Common.

The ground floor accommodation comprises a small entrance porch, entrance hallway, slightly extended kitchen, separate lounge with bay-window and dining room.

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

The rear garden is the real show stopper with this property, with only half on show and the other half, ready to add your own stamp. It is fence enclosed with gated rear access and a detached single garage.

Living Room

Double glazed bay window to the front elevation, gas fire, central heating radiator and archway into a dining room.

Dining Room

Central heating radiator and sliding double glazed doors to the garden.

Kitchen

A range of solid wood wall and base units, sink drainer, freestanding cooker and hob, space for white goods, double glazed window overlooking the garden and double glazed door to the side access.

Bedroom One

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

Bedroom Two

Double glazed window to the rear elevation, central heating radiator and built in cupboard.

Bedroom Three

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

Bathroom

A fully tiled, modern white suite comprising a bath with shower over, wash hand basin, WC and radiator.

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.

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.

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.

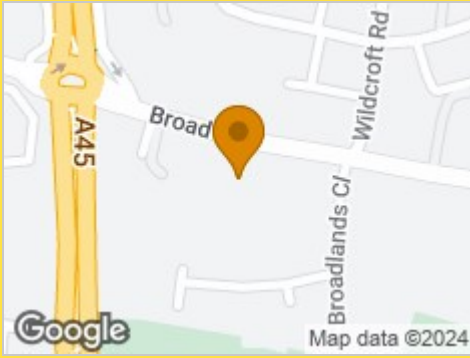
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



Road Map



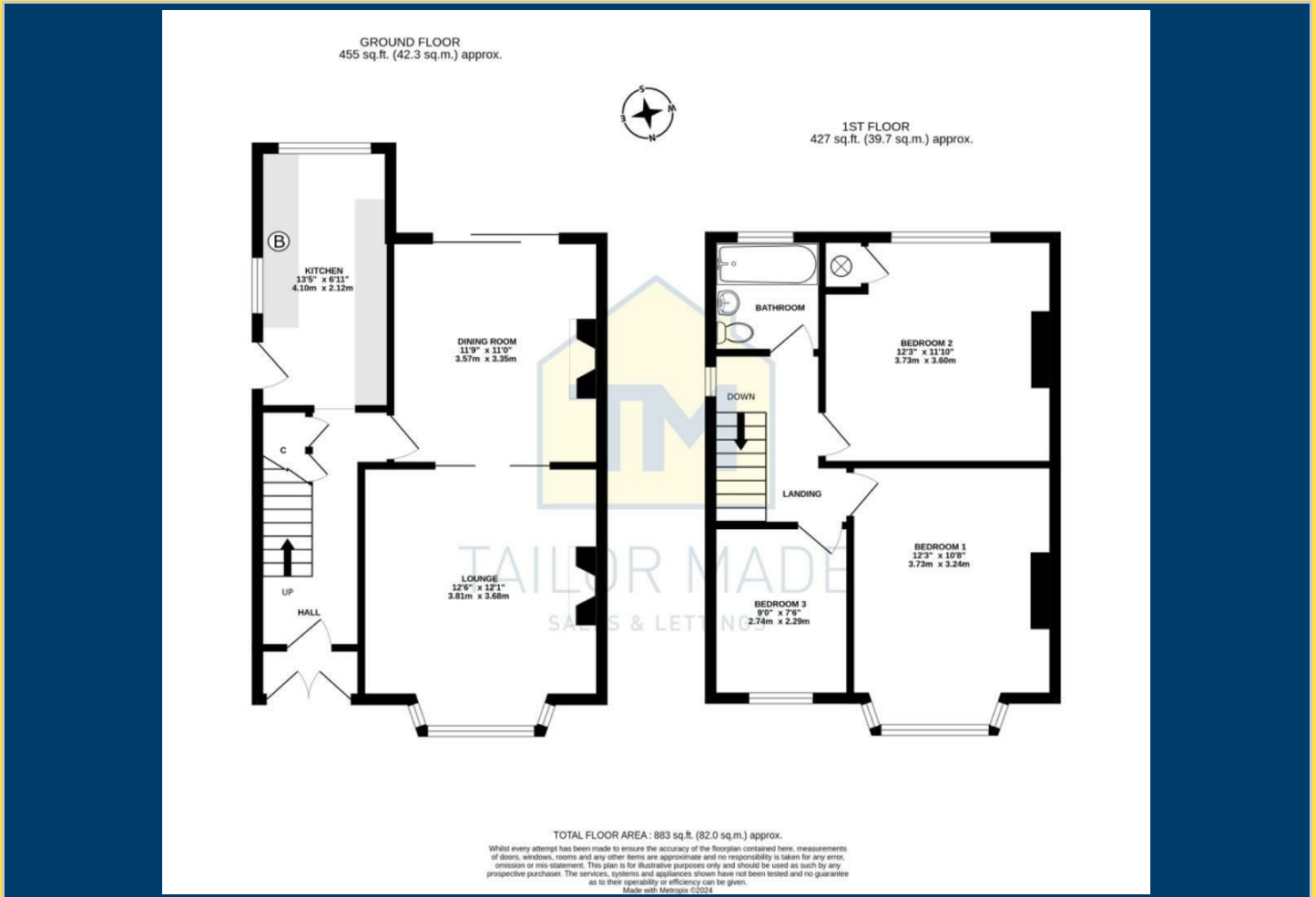
Hybrid Map



Terrain Map



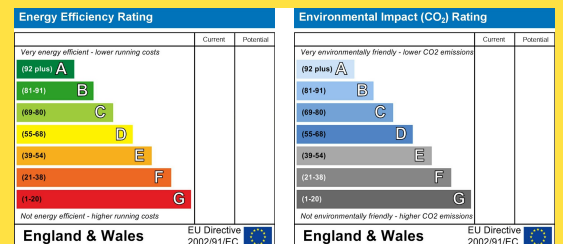
Floor Plan



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.