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SALES & LETTINGS



Larch Tree Avenue

"The Trees", Coventry, CV4 9FX

Offers Over £310,000



ANOTHER PROPERTY SOLD BY
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Property Overview

Tailor Made Sales and Lettings are delighted to bring to market this substantial four bedroom semi detached, double bay fronted, family home, situated on a quiet street within the hugely popular area of 'The Trees', off Broad Lane. The property has an enviable plot with superb sized rear garden, double garage, ideal for conversion to home studio, gym, office or playroom, covered lean-to to the side elevation, secure side access and driveway for three vehicles to the front.

The ground floor area has been extended with an excellently sized lounge/diner, modern kitchen and large conservatory with further potential to extend, potentially creating a larger open plan kitchen/diner, subject to the necessary permissions.

The bedroom accommodation has also been extended with an excellent loft conversion, perfect for growing families with a large master bedroom, enjoying pleasant views over the garden and modern off-suite bathroom.

The first floor has two generous sized double bedrooms, one with full width fitted wardrobes and a good sized single bedroom. There is a modern family bathroom, fully tiled with bath and shower over, wash hand basin and WC.

Larch Tree Avenue, situated in the locally well known area of 'The Trees', is located just off Broad Lane in a super convenient location, nearby to a wide range of local amenities, including large convenience store, hairdressers, food outlets, medical practices, public transport links and excellent primary and secondary schooling.

Property Summary

Entrance Hallway

Central heating radiator, doors to the lounge and kitchen, stairs to the first floor landing

Lounge / Diner

Double glazed bay window to the front elevation, two central

heating radiators and double glazed sliding doors into the conservatory.

Kitchen

A range of modern wall and base units, laminate work tops, splash back tiling, sink drainer, four ring gas hob, electric oven, extractor hood, integrated dishwasher, space for washing machine and fridge freezer, wall mounted gas combination boiler, double glazed window and double glazed door to the side covered area.

Conservatory

A large brick based conservatory, double glazed windows to two sides overlooking the garden, tiled floor and double glazed patio doors.

First Floor Landing

Doors off to three bedrooms and the family bathroom, stairs to the second floor bathroom and master bedroom.

Bedroom Two

Double glazed bay window to the front elevation, built in sliding wardrobes and central heating radiator.

Bedroom Three

Double glazed window to the rear overlooking the garden and central heating radiator.

Bedroom Four

Double glazed window to the rear elevation overlooking the garden and central heating radiator.

Bathroom

A fully tiled modern bathroom with white suite comprising a bath with shower over, glass bi-fold screen, wash hand basin, WC, double glazed window and radiator.

Second Floor Landing

Velux sky light, doors to the off-suite bathroom and master bedroom.

Master Bedroom

A large double bedroom, ample storage area, central heating radiator and double glazed window to the rear overlooking the garden.

Off-Suite Bathroom

A modern bathroom with splash back tiling, large bath tub, wash hand basin, WC, double glazed window and radiator.

Garden

Covered secure side access, large block paved patio area, large lawn with shrubbery borders, full length private concrete sectional fencing and block paved path leading to a double garage.

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.



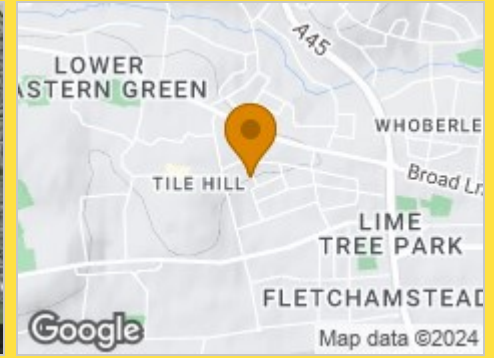
Road Map



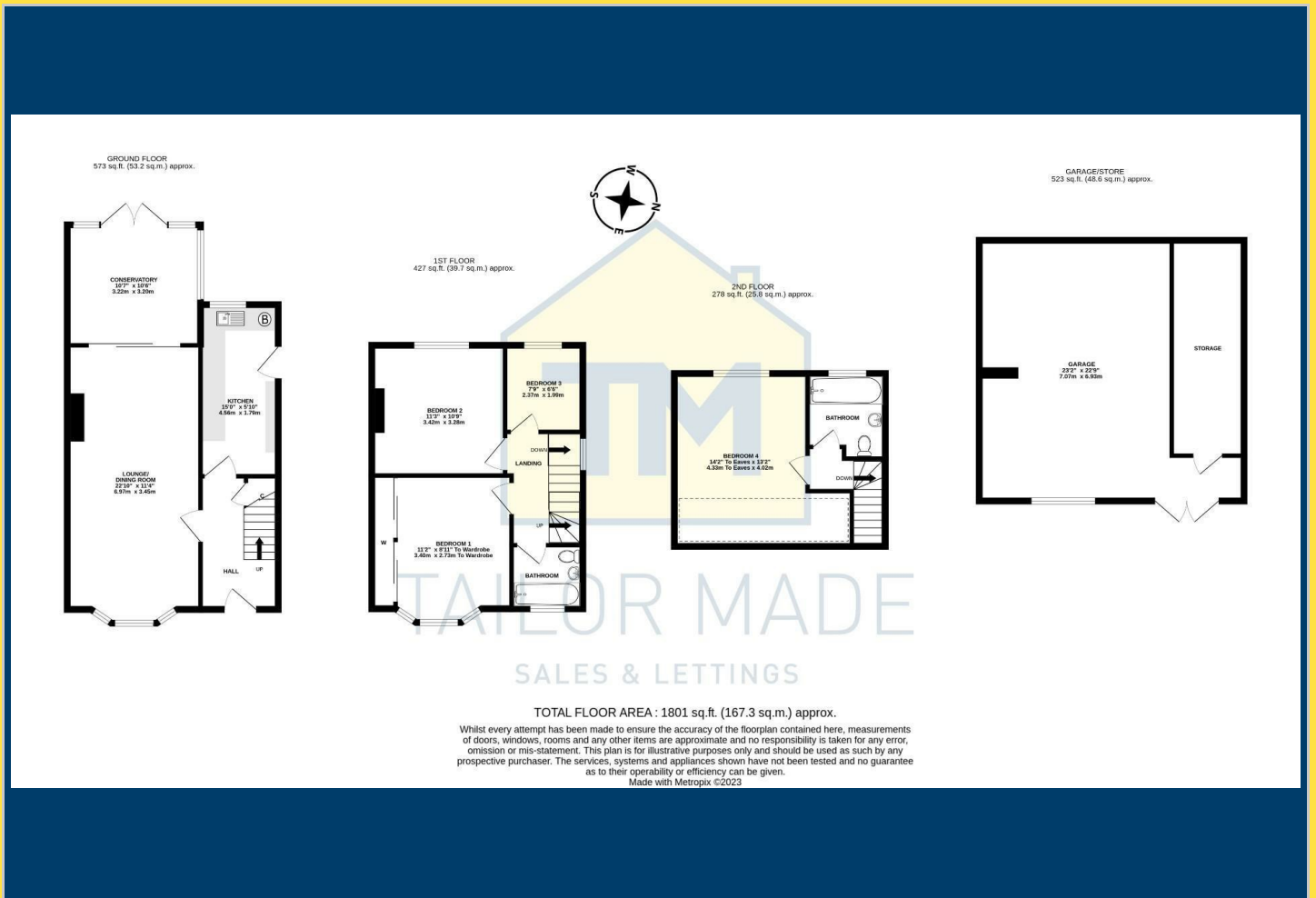
Hybrid Map



Terrain Map



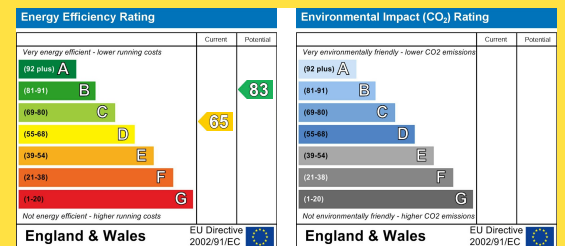
Floor Plan



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.