



TAILOR MADE
SALES & LETTINGS



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Stonebury Avenue

Eastern Green, Coventry, CV5 7FW

Asking Price £285,000



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Tailor Made Sales and Lettings are delighted to bring to market this very well presented and much improved three bedroom Semi Detached family home, located in the hugely popular area of Eastern Green, situated amongst excellent local primary and secondary schooling, wide range of local amenities and public transport links.

The property has the benefit of a block paved front driveway, providing off-road parking for three vehicles, rear vehicular access leading to a securely gated carport and single garage with power and lighting.

The ground floor comprises a front entrance porch, entrance hallway, doors off to a cosy front lounge with built in pocket sliding doors and a large open plan full width kitchen / diner with small utility area and double glazed patio doors onto the garden.

The first floor comprises a modern family bathroom, two spacious double bedrooms and a single bedroom with built in storage.

The rear garden is fence enclosed with paved patio area, astro turf, lawn area with shrub and planted borders, carport area with gated rear vehicular access and single garage with up and over door and direct access from the garden.

Property Summary

Entrance Porch

Double glazed sliding doors to the front and double glazed door into the entrance hallway.

Entrance Hallway

Doors to the lounge and kitchen / diner, radiator and stairs to the first floor.

Lounge

Double glazed window to the front elevation, electric fire with modern surround and built in sliding pocket doors to the kitchen / diner.

Open Plan Kitchen / Diner

The kitchen comprises a range of modern white gloss wall and base units, stainless steel sink drainer, four ring electric hob, electric oven and extractor fan above, space for fridge freezer, washing machine and tumble dryer. A small utility area with double glazed door to the front driveway, two double glazed window to the rear garden, ample dining around and double glazed patio doors to the garden. Under stairs storage cupboard, door back into the hallway.

First Floor Landing

Doors off to all three bedrooms and the family bathroom, double glazed window to the side elevation and access into the loft space.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to the front elevation, central heating radiator and built in storage.

Bathroom

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

Tel: 024 76939550

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.



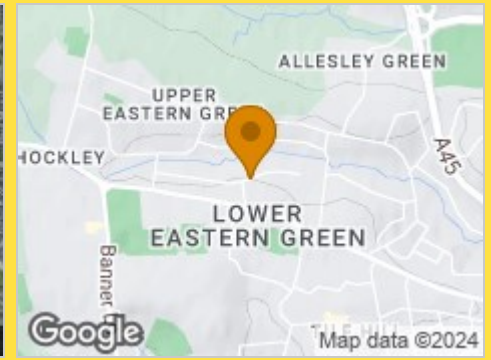
Road Map



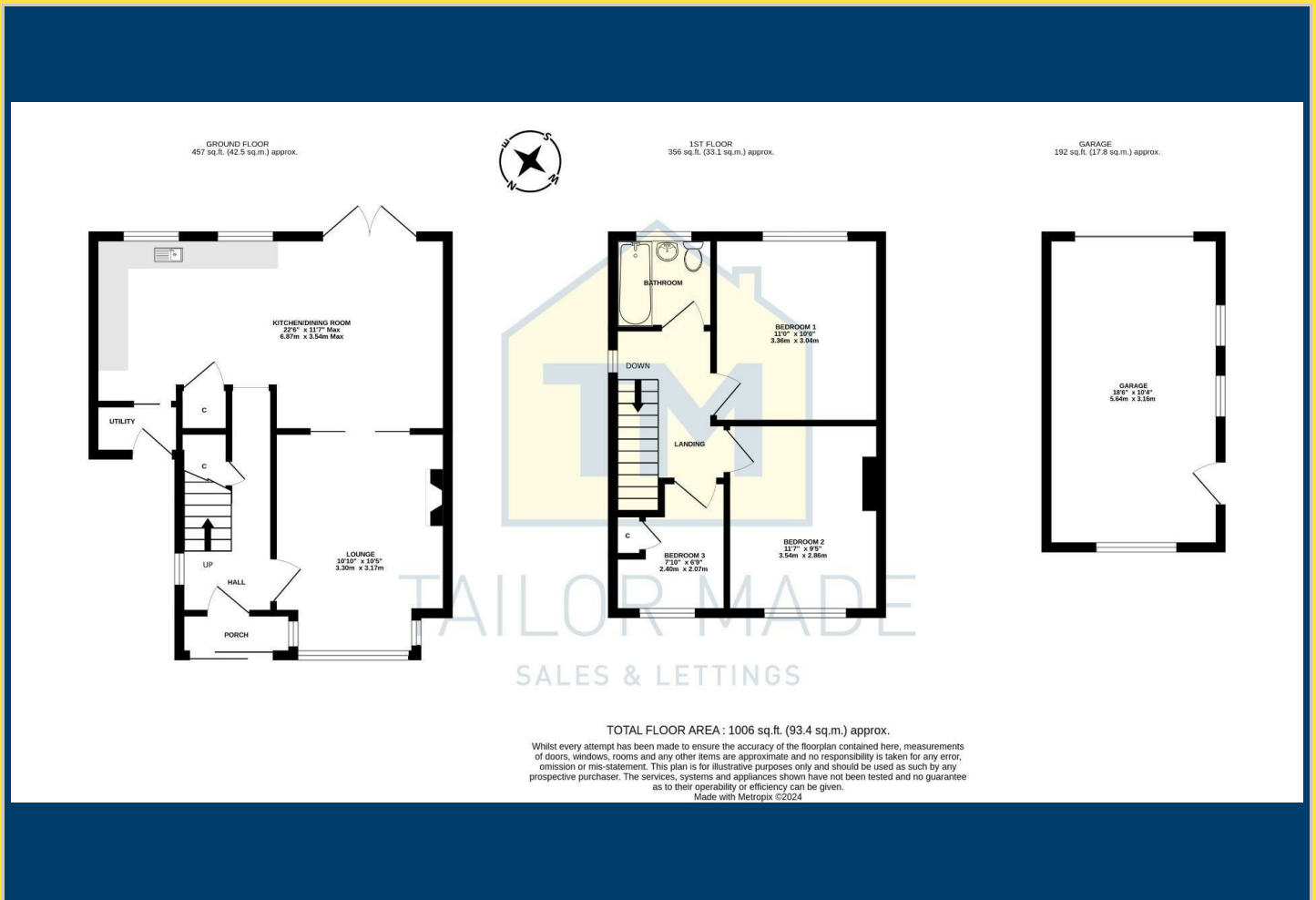
Hybrid Map



Terrain Map



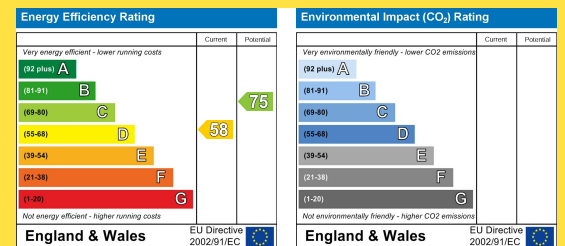
Floor Plan



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.