



TAILOR MADE
SALES & LETTINGS



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Frederick Neal Avenue

, Coventry, CV5 7EJ

Price £325,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE
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A pleasure to bring to market this stunning, three bedroom semi-detached, extended family home located in the hugely sought after area of Eastern Green. The property has the advantage of being sold with no onward chain and is presented in superb, show home condition from top to bottom.

The ground floor comprises a large, well presented lounge with gas fire and oak double doors leading into a dining room, enjoying views over the private rear garden. The kitchen has been extended and fitted to a very high end specification, comprising high-end Siemens fitted appliances and stunning composite counter tops.

The first floor comprises two sizeable double bedrooms with the wardrobes included and a very good sized single bedroom. The bathroom is larger than average, modern and comprises a four-piece suite.

The property has ample off-road parking, a large garage with excellent head height and a good sized, private rear garden.

Ideally positioned within easy reach of a wide range of local amenities including local shops, butchers, children's nursery, medical practices and excellent schooling. The area is well served with public transport links and easy access to the motorway network, via the A45.

Property Summary

Entrance Hallway

Doors off to the kitchen and lounge, central heating radiator and stairs to the first floor.

Lounge

Double glazed window to the front elevation, gas fire, central heating radiator and oak double doors to the dining room.

Dining Room

Double glazed patio doors onto the garden and central heating radiator.

Extended Kitchen / Diner

An exceptional, high end full fitting kitchen with beautiful composite counter tops, up stands and window cill, high end integrated Siemens appliances including fridge freezer, dishwasher, oven, microwave combi-oven, warming drawer, extractor hood and integrated washing machine and tumble dryer. There is a combination of wall and base unit, drawer units, spice cupboard, double glazed window and door into the garden.

First Floor Landing

A spacious landing with double glazed window, loft access and doors to three bedrooms and the bathroom.

Bedroom One

Double glazed window to the rear elevation, comprehensive range of wardrobes and central heating radiator.

Bedroom Two

Double glazed window to the front elevation, floor to ceiling wardrobes and central heating radiator.

Bedroom Three

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

Bathroom

A modern four piece bathroom suite comprising a bath, wash hand basin, WC, separate shower cubicle, chrome heated towel rail and double glazed window.

Garden

A fence enclosed, spacious garden, comprising a paved patio, large lawn, water feature, decking area with pergola and raised planters.

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



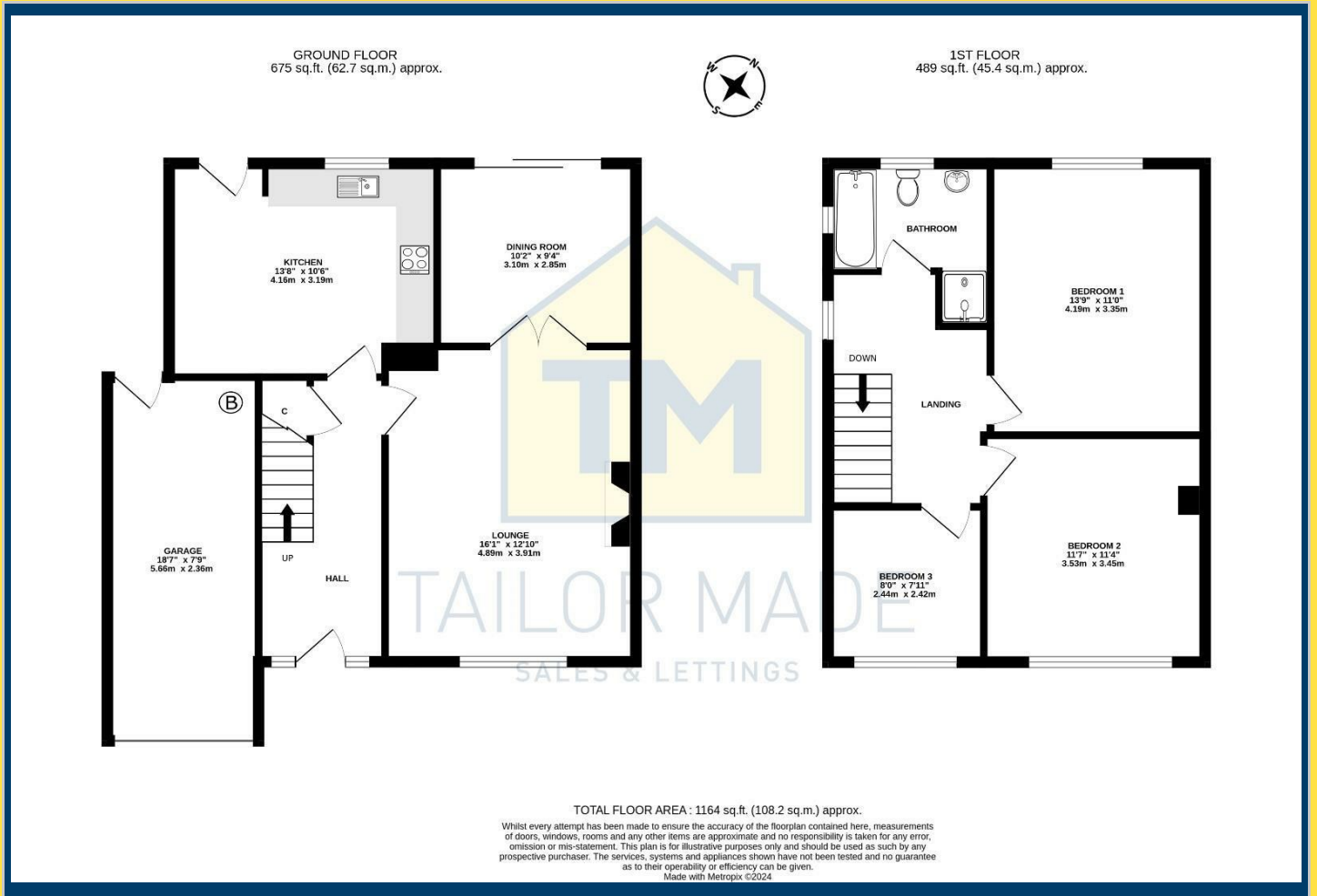
Hybrid Map



Terrain Map



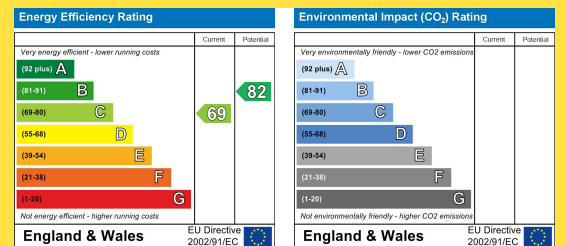
Floor Plan



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.