



TAILOR MADE  
SALES & LETTINGS



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## Eastcotes

Tile Hill, Coventry, CV4 9AS

Asking Price £215,000



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Tailor Made Sales and Lettings are delighted to bring to market this superbly presented and largely extended two double bedroom Mid Terraced property, located on the edge of Tile Hill. The property is conveniently positioned within easy access of the A45 and is well served with local amenities including a wide range of local shops, primary and secondary schooling, supermarkets and also a short distance to both Tile Hill and Canley Rail Station.

This smartly presented property, ideal for first time purchases and young families, has been largely extended on the ground floor and comprises an entrance hallway, large open plan through lounge / diner, spacious extended modern kitchen, small utility area and then a large ground floor modern bathroom.

The first floor comprises another modern shower room and two excellent sized double bedrooms, the master with a walk in wardrobe.

The rear garden is still an excellent size, fence enclosed with patio area and mainly laid to lawn.

Full Property Summary.

## Entrance Hallway

Door into the lounge / diner and stairs to the first floor.

## Lounge / Diner

Double glazed bay window to the front elevation, gas fire with modern surround, modern inset media wall, central heating radiators, large understairs storage cupboard, ample dining space, large feature glazed window and door into the kitchen.

## Kitchen

A spacious extended kitchen, comprising a range of

modern wall and base units, laminate counter tops, splash back tiling, four ring gas hob with extractor fan above, eye-level electric oven, stainless steel sink drainer, space for washing machine, tumble dryer, dishwasher and fridge freezer. Large double glazed window to the side elevation and door into inner hallway, utility cupboard and downstairs bathroom.

## Bathroom

A large modern bathroom, which could be converted into another room, if one bathroom is sufficient. Currently comprising a white suite including a bath with shower over, WC, wash hand basin, boiler cupboard and double glazed window onto the garden.

## First Floor Landing

Doors to the shower room and both double bedrooms.

## Bedroom One

A large double bedroom with double glazed window to the front elevation, walk in wardrobe area with additional double glazed window to the front elevation and central heating radiator.

## Bedroom Two

Double glazed window to the rear elevation, ample room for storage and central heating radiator.

## Shower Room

A modern, part tiled shower room comprising a shower enclosure, WC, wash hand basin with vanity unit 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.



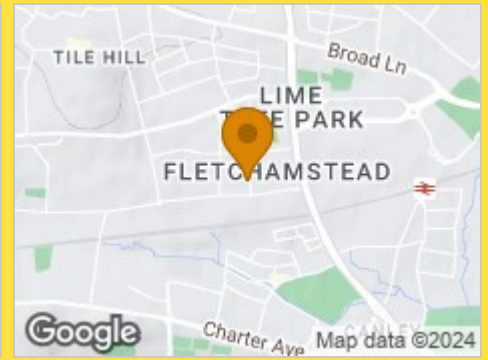
## Road Map



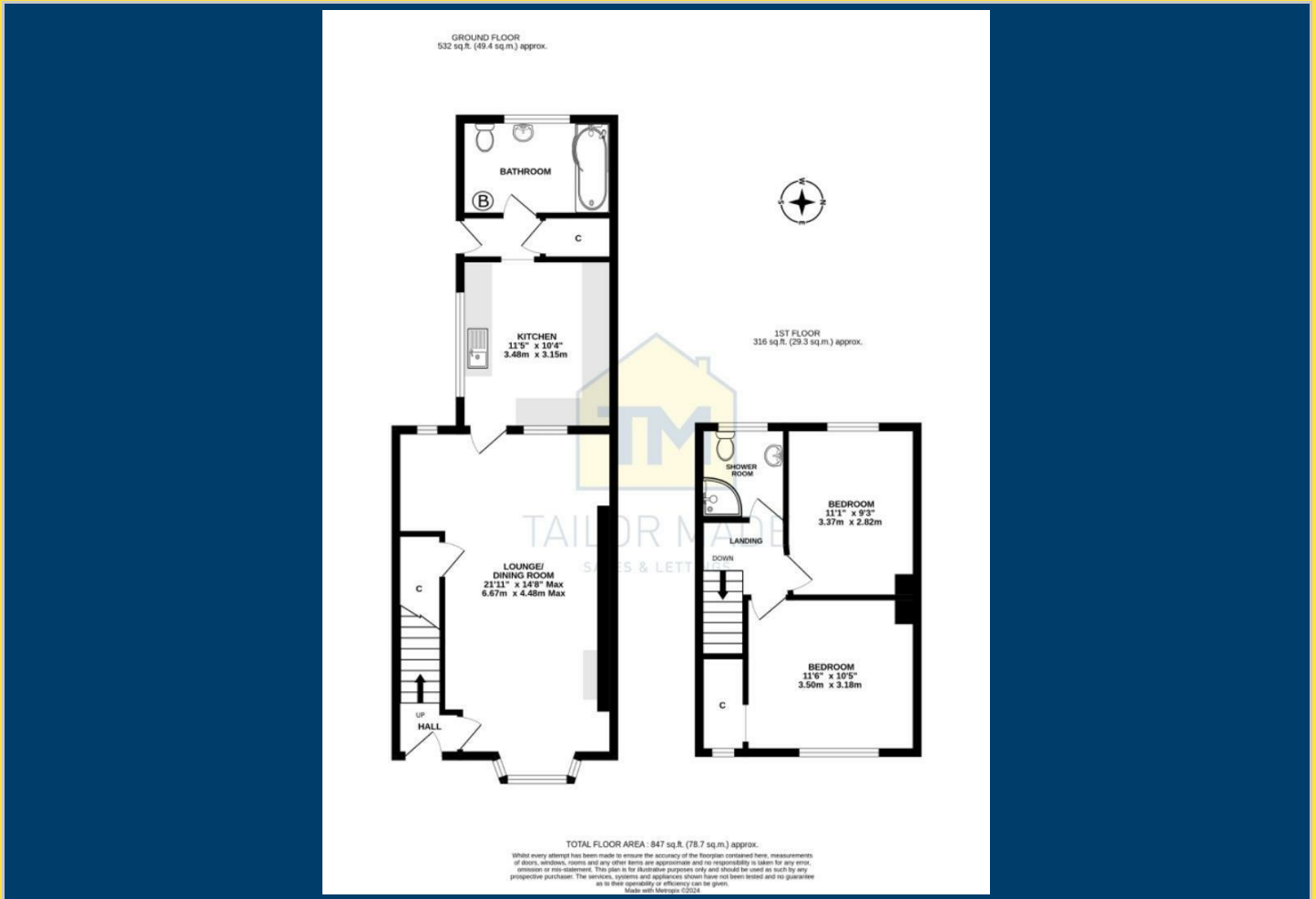
## Hybrid Map



## Terrain Map



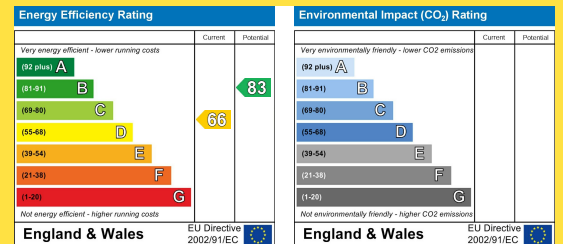
## Floor Plan



## 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.