



TAILOR MADE
SALES & LETTINGS



Brookside Avenue

, Coventry, CV5 8AG

Asking Price £300,000



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A pleasure to bring to market this exceptionally, well presented two double bedroom, extended dormer Bungalow with superb rear garden, converted garage with large deck, driveway and attractive facade, coupled with stylish windows and secure side gated access.

The property suits all age ranges with its flexible, modern accommodation arranged over two floors, excellent selection of local amenities, good schooling, great transport links and short walk to Allesley Park.

There is ample off-road parking to the front and secure gated side access. The front door, leads into a spacious open entrance hallway with stylish fitted storage, ground floor double bedroom with a comprehensive range of modern built in storage and window seat. There is a modern bathroom with p-shaped bath with Mira Sport electric over, glass screen, wash hand basin with vanity unit, WC and chrome heated towel rail. There is a large through lounge / diner with modern electric fire and patio doors onto the patio area. The kitchen benefits from a lovely extension, now incorporating a dining area and stunning bi-folding doors linking the gorgeous garden with the kitchen / dining area. There is a comprehensive range of wall and base unit, pull-out larder unit, pan drawers and integrated appliances including a Neff four ring induction hob, extractor hood, 50/50 fridge freezer, washing machine, tumble dryer, dishwasher, eye-level double oven and microwave. There is two double glazed windows to the dining area, bringing into plenty of natural light and a double glazed door to the side access.

On the first floor is another generous sized double bedroom with double glazed window overlooking the stunning garden and a separate shower room with shower enclosure, WC, wash hand basin and double glazed window.

The rear garden is a real labour of love for the current owners and has been completely remodelled over the years with lovely paved patio area off patio doors into the lounge and the bi-folds of the kitchen / diner, secure gated side access, paved patio leading to a shed and store area, large lawn, well stocked mature shrub borders and an additional paved patio leading a lovely raised decked seating area, situated in front of the converted garage, which is currently a bar / entertaining area and attached separate store room / workshop.

Full Property Summary

Entrance Hallway

Doors off to bedroom one, lounge / diner, bathroom, kitchen / diner, built in storage and stairs to the first floor.

Bedroom One

A comprehensive range of fitted furniture, central heating radiator and double glazed window to the front elevation.

Bathroom

Modern bathroom with p-shaped bath with Mira Sport electric shower over, glass screen, wash hand basin with vanity unit, WC and chrome heated towel rail

Kitchen / Diner

There is a comprehensive range of wall and base unit, pull-out larder unit, pan drawers and integrated appliances including a Neff four ring induction hob, extractor hood, 50/50 fridge freezer, washing machine, tumble dryer, dishwasher, eye-level double oven and microwave. Double glazed bifolding doors opening out to the rear garden. Double glazing to side elevation.

Living Room

Large through lounge with modern electric fire and patio doors onto the patio area.

Bedroom Two

Generous sized double bedroom with double glazed window overlooking the stunning garden.

Shower Room

Shower enclosure, WC, wash hand basin and double glazed window.

Rear Garden & Garden Room

The rear garden is a real labour of love for the current owners and has been completely remodelled over the years with lovely paved patio area off patio doors into the lounge and the bi-folds of the kitchen / diner, secure gated side access, paved patio leading to a shed and store area, large lawn, well stocked mature shrub borders and an additional paved patio leading a lovely raised decked seating area, situated in front of the converted garage, which is currently a bar / entertaining area and attached separate store room / workshop.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial

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Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

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.

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.



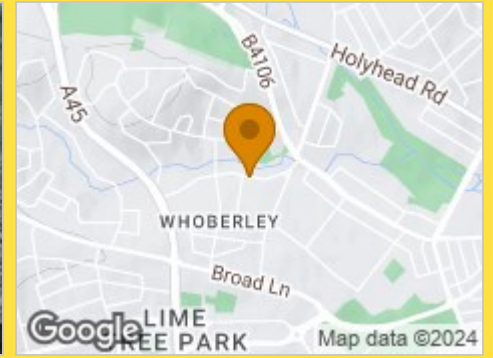
Road Map



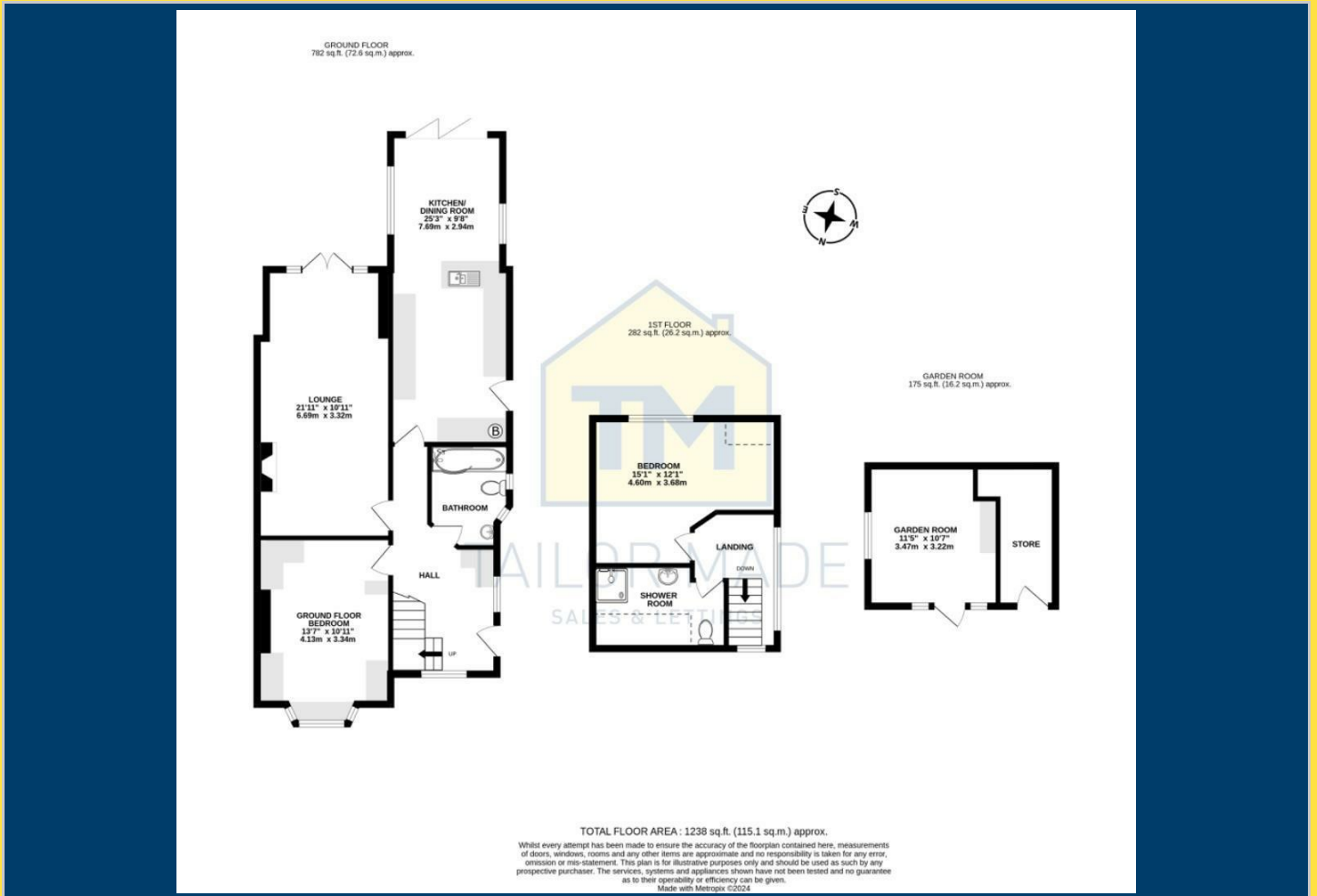
Hybrid Map



Terrain Map



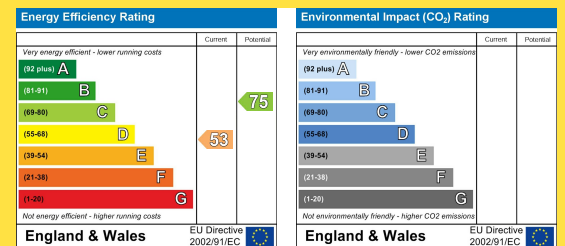
Floor Plan



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.