



TAILOR MADE
SALES & LETTINGS



Harold Road

Wyken, Coventry, CV2 5LD

Offers Over £270,000



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Tailor Made Sales and Lettings are delighted to bring to market this superbly presented, four bedroom family home with loft conversion and en-suite located in a peaceful cul-de-sac off Hipswell Highway and Binley Road.

The property benefits from a driveway to the front elevation for two vehicles, large mature rear garden and large hardstanding area with rear vehicular access, scope for a garden room, double garage or additional parking.

This lovely family home is conveniently positioned on a quiet no through road and is within easy reach of well respected primary and secondary schooling, wide range of local amenities, excellent transport links and also a short distance to UHCW, JLR and Binley Business Park.

The ground floor accommodation comprises an entrance hallway, large through lounge / diner with sliding patio doors onto the garden, modern fully fitted white gloss kitchen, Belfast sink, lovely range cooker and space for white goods.

The first floor comprises two spacious double bedrooms, a good sized single bedroom and a modern family bathroom with bath, shower over, wash hand basin and WC. The second floor, benefits from a full loft conversion with lovely views, providing a spacious master bedroom, walk in wardrobe and en-suite shower room.

The rear garden is an excellent size, fence enclosed and comprises a modern flagstone patio area, large lawn, shrub borders, lovely archway leading into a bark chipping area, ideal for children's play frames, trampolines etc and two timber sheds, fence and gated access to a large hardstanding area.

Full Property Summary

Entrance Hallway

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

Lounge / Diner

Double glazed window to the front elevation, two central heating radiators and sliding patio doors to the garden.

Kitchen

A range of white gloss wall and base units, solid oak counter tops, Belfast sink, space for range cooker, extractor fan above, space for large fridge freezer, dishwasher and washing machine. Double glazed window and doors to the garden.

First Floor Landing

Doors to all three first floor bedrooms and the bathroom. Stairs to the second floor.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

A modern bathroom, comprising white tiling and decorative border, bath with shower over, wash hand basin, WC, radiator and double glazed window to the rear.

Second Floor Landing

Door to the master bedroom and double glazed window to the rear.

Master Bedroom

Double glazed window to the rear with lovely views, central

heating radiator, eaves storage, walk in wardrobe area and door to the en-suite.

En-Suite

A modern en-suite shower room with shower enclosure, splash back tiling, wash hand basin with vanity unit, WC and double glazed window.

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



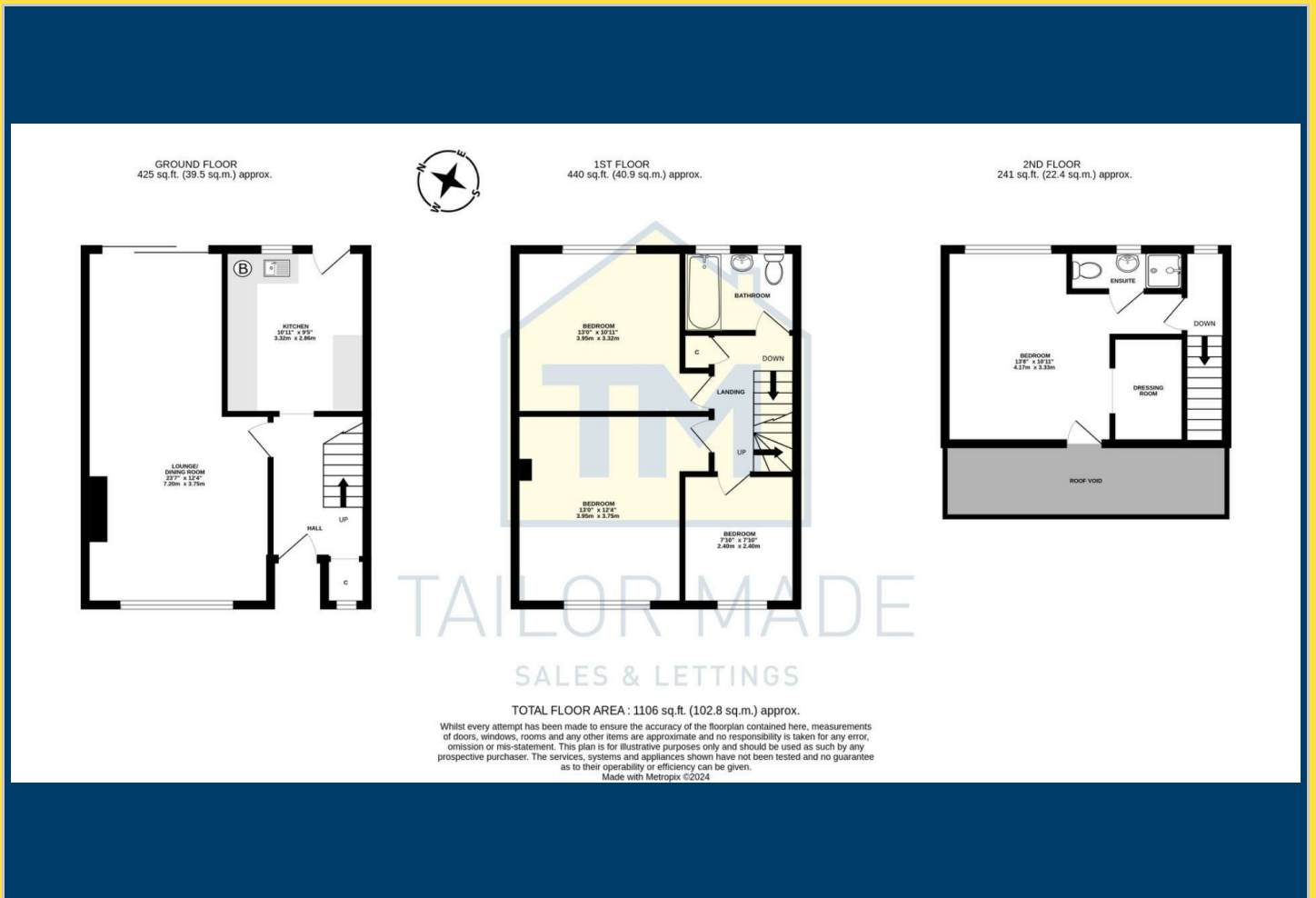
Hybrid Map



Terrain Map



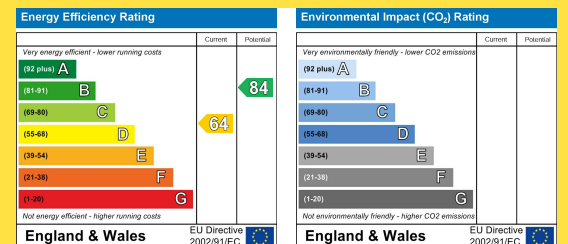
Floor Plan



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.