



TAILOR MADE
SALES & LETTINGS



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Ousterne Lane

Fillongley, Coventry, CV7 8EU

Asking Price £575,000



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A real pleasure for Tailor Made Sales and Lettings to introduce this delightful, grand and imposing, double fronted farmhouse dating back to the 1850's in the lovely village of Fillongley, a North Warwickshire village, nestled on the outskirts of Coventry and approximately 20 miles east of Birmingham. The village has a small selection of local amenities and well respected Primary School, excellent roads links to Coventry, Nuneaton, Bedworth, Birmingham, NEC, Airport and road links.

This attractive double fronted, detached family home, has huge amounts of kerb appeal, large and manageable sized, private rear garden, field views to the rear, quiet location and gated off-road parking.

Once entering the grand front door, you are greeted with an attractive entrance hallway, Minton tiled flooring with door off a sitting room with sizeable sash window to the front, cosy log burning fire and patio doors onto the garden. At the end of the hallway, leads into a large, entertaining and open plan kitchen / dining room, with upgraded shaker style kitchen, lovely range cooker, door leading down to the cellar, stable door onto the garden and another door leading to the large utility, WC and snug / bedroom five.

The first floor has a lovely sized landing area with large sash windows and doors off to well proportioned bedrooms, with the master suite offering flexible accommodation, split into two rooms, either lending itself to a child's nursery, dressing room or home office with lovely exposed beams.

There is a generous sized, four piece, modern family bathroom with roll-top bath, separate shower cubicle, WC and wash hand basin.

Outside

To the front of the property there is a small, lawned fore garden, blocked paved driveway, providing off-road parking and double gated access to the garden and additional parking.

The rear garden is an excellent sized, yet manageable and private area for families to enjoy the lawn, modern spacious flagstone patio, decked and covered seat and sunbathing area, mature shrubs, shed and brick built outbuilding.

Full Property Summary

Entrance Hallway

Stunning Minton tiled floor, under stairs storage, doors to the lounge and kitchen / diner. Central heating radiator and stairs to the first floor.

Lounge

Sash window to the front elevation, cast iron open fire, central heating radiator and double glazed patio doors onto the garden

Open Plan Kitchen / Diner

A stunning open plan kitchen / diner with stunning quarry tiled floor, spacious kitchen area, ample dining and entertaining space, plenty of natural light, sash window to the front elevation, Double glazed window to the side elevation, stable door onto the garden, doors into the utility and down to the cellar.

The kitchen comprises a range of modern shaker style wall and base units, solid wood counter tops, inset large Belfast sink, Range cooker with multiple gas burners, integrated dishwasher and spacious breakfast bar area. There is a spacious dining area open plan to the kitchen with stunning feature fire place and stylish traditional radiator.

Cellar

Original cellar, not converted but plenty of potential, should someone wish to convert.

Utility

Stunning quarry tiled floor, large sky light, wall units, counter top with space for white goods underneath and large Belfast sink and base unit. Doors to the snug/bedroom, WC and into the garden.

Snug / Bedroom

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

WC

WC and wash hand basin.

First Floor Landing

A large bright landing with sash window to the front elevation, wall panelling and doors off to the bedrooms and family bathroom.

Master Bedroom Suite (split into two rooms)

Flexible accommodation, split into two rooms, one as a principle master bedroom, attractive cast iron fireplace, sash window and central heating radiator. A connecting door leads to another bedroom, currently being used as a home office or could lend itself to a children's nursery or walk in dressing room / en-suite.

Tel: 024 76939550

Bedroom Three

Sash window to the front elevation, double glazed window to the rear elevation, attractive cast iron fire place, central heating radiator and built in wardrobe.

Bedroom Four

Feature wall panelling, double glazed window to the rear and central heating radiator.

Bathroom

A spacious and modern four piece bathroom suite comprising a roll top bath, separate shower cubicle, wash hand basin, WC, radiator 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



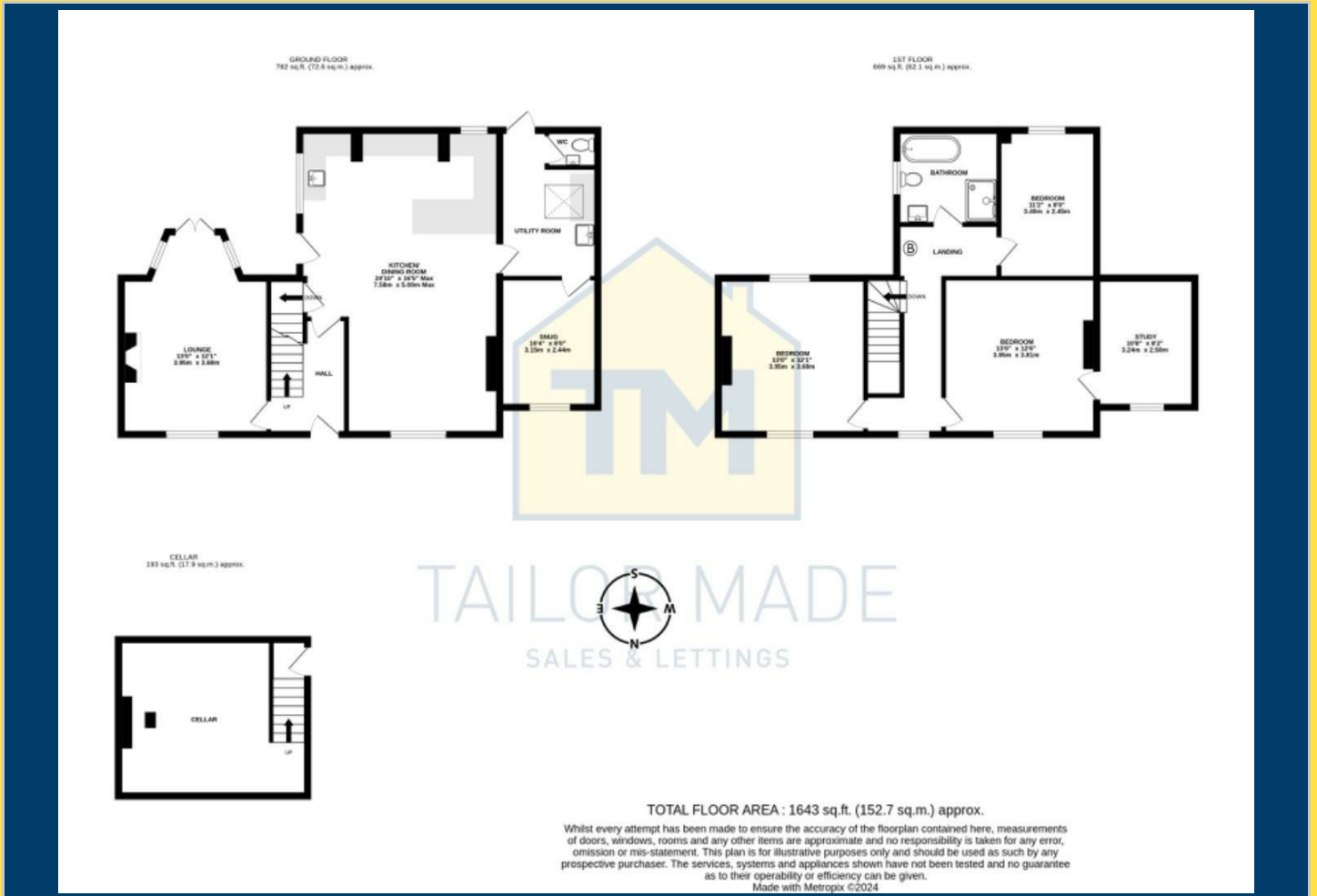
Hybrid Map



Terrain Map



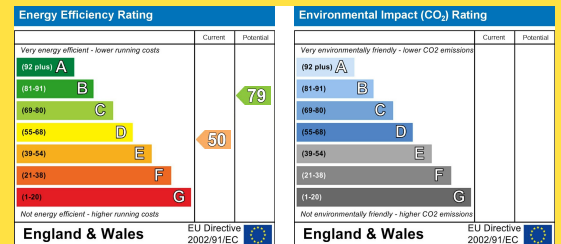
Floor Plan



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.