



TAILOR MADE  
SALES & LETTINGS



## Tappinger Grove

, Kenilworth, CV8 2QS

Offers Over £269,000



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Delighted to bring to market this well presented, two double bedroom end of terraced, located within a quiet cul-de-sac in a popular area of Kenilworth. The property is well served with local amenities, public transport links and good schooling.

The property is being offered for sale with no onward chain and benefits from off-road parking to the side of the property and private enclosed south facing rear garden.

The ground floor accommodation comprises an entrance hallway, modern kitchen to the front of the property with dual aspect windows providing lots of natural light. There is a spacious lounge / diner to the rear with double glazed window and door onto the garden.

The first floor comprises two spacious double bedrooms, both with wardrobes in place and a modern shower room.

## Full Property Summary

### Entrance Hallway

Doors to the kitchen and lounge / diner, stairs to the first floor.

### Kitchen

A range of modern wall and base units, stainless steel sink drainer, four ring gas hob, electric oven and grill, space for fridge freezer, washing machine and tumble dryer and dual aspect double glazed windows providing ample natural light.

### Lounge / Diner

Double glazed window and door to the south facing rear garden and central heating radiator.

## First Floor Landing

Doors off to both bedrooms and the bathroom.

### Bedroom One

Double glazed window to the rear and central heating radiator.

### Bedroom Two

Double glazed window to the rear, built in wardrobes and central heating radiator.

### Shower Room

A modern shower room with shower enclosure, electric power boost shower, modern tiling, wash hand basin, WC, radiator and double glazed window.

### Garden

A fence enclosed south facing rear garden, comprising a paved patio, lawn, shrub borders and gated side and rear access.

## 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

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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



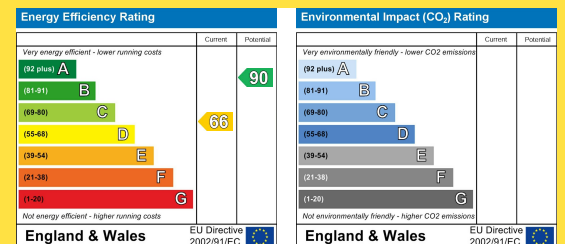
## Floor Plan



## 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.