



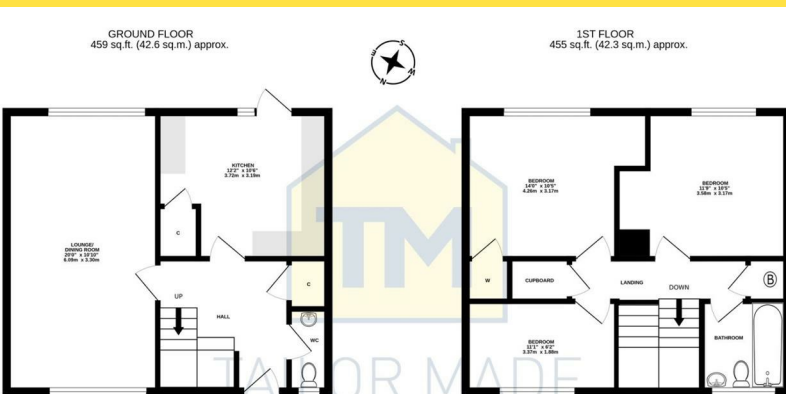
TAILOR MADE
SALES & LETTINGS



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Brookside Avenue
, Coventry, CV5 8AB

Asking Price £185,000



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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, Coventry, CV5 8AB

Asking Price £185,000



Tailor Made Sales and Lettings are delighted to bring to market this excellent three bedroom end of terrace family home or first time purchase. The property occupies a prominent corner plot position, set back from the road and is offered with NO ONWARD CHAIN.

The property is ideally positioned within easy reach of four well respected primary schools and wide range of amenities in sight of the front door within Allesley Park, including Doctors Surgery, pharmacy, convenience stores, cafe, post office and bus stops.

The ground floor accommodation comprises a spacious entrance hallway, downstairs WC, large through lounge / diner with dual aspect windows, bringing in plenty of natural light. There is a generous sized kitchen / diner, with fully fitted units, upgraded appliances including eye-level double oven and four ring gas hob. There is a pantry cupboard, dining space and double glazed door onto the private rear garden.

The first floor comprises three generous sized bedrooms, including two spacious doubles and a very good sized single bedroom. Two convenient store cupboards and a family bathroom.

There rear garden is fence enclosed, with gated rear access, brick built shed, private paved patio area, well stocked flower bed and steps up to a small lawn area.

Full Property Summary

Entrance Hallway

Doors to the WC, store cupboard, kitchen / diner and lounge / diner. Stairs provide access to the first floor.

Cloakroom

WC and double glazed window to the front elevation.

Kitchen / Diner

A selection of wall and base units, laminate counter tops, composite sink drainer, upgraded four ring gas hob, upgraded eye-level electric double oven, built in extractor hood, dining space, larder cupboard, space for fridge freezer and washing machine. Double glazed window and door to the rear garden.

Lounge / Diner

Dual aspect double glazed windows to the front and rear elevation, bring in plenty of natural light, two central heating radiators.

First Floor Landing

Doors to all three bedrooms, the family bathroom and two storage cupboards.

Bedroom One

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

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.

Bathroom

A tiled bathroom with bath, shower over, 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:

Tel: 024 76939550

- 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



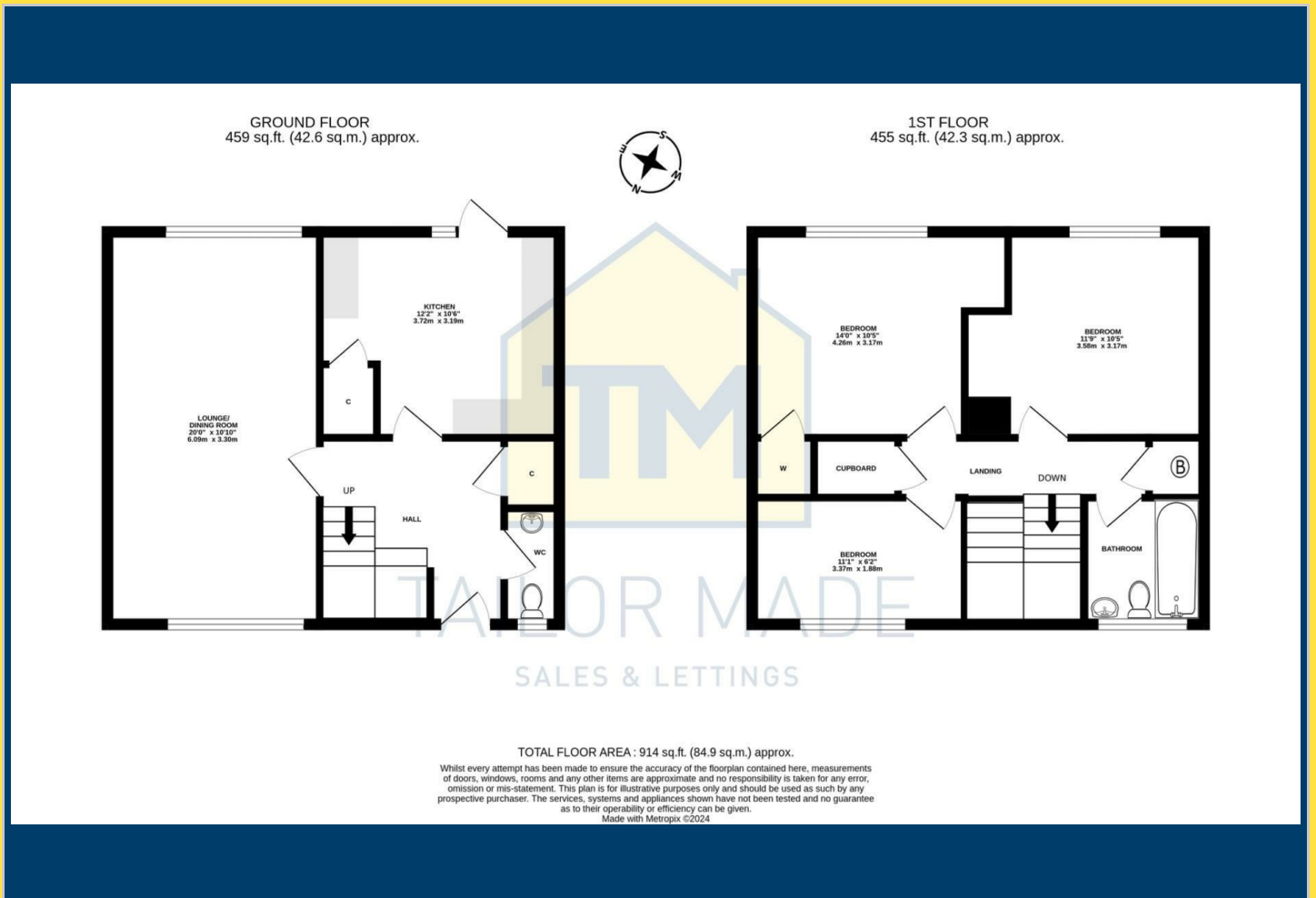
Hybrid Map



Terrain Map



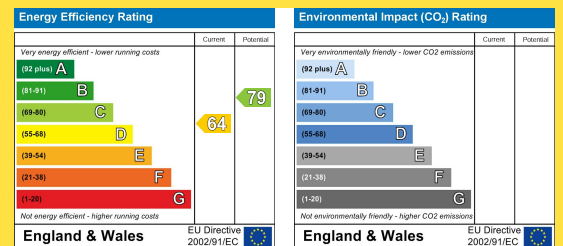
Floor Plan



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.