



TAILOR MADE
SALES & LETTINGS



Farren Road

Wyken, Coventry, CV2 5EE

Asking Price £230,000



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Tailor Made Sales and Lettings are delighted to introduce this attractive double bay fronted three bedroom terraced property located at the end of Farren Road, in Wyken ; a stone's throw from University Hospital Coventry and Warwick. The area is well served with local amenities from large supermarkets to small convenience stores, Caludon Park and excellent schooling including Pearl Hyde Primary, Wyken Croft Primary and Caludon Castle Secondary School.

The property has a good sized rear garden with detached garage and rear vehicular access. There is a lawned front garden with new fence and gate, which could be converted into a driveway, like the neighbouring property.

The ground floor comprises a spacious entrance hallway with attractive Minton tiled floor, large through lounge / diner with bay window, stripped wooden floor and patio doors to the garden. There is a modern farmhouse style kitchen with range of wall and base units, laminate wood affect counter tops, porcelain sink drainer, four ring gas hob, electric oven, extractor hood above, integrated dishwasher, space for fridge freezer.

There is a small outbuilding which houses the washing machine and tumble dryer.

The first floor comprises a modern, fully tiled bathroom with shower over, wash hand basin, WC and double glazed window. There are two generous sized double bedrooms and a good sized single bedroom.

The rear garden is very private, fence enclosed with paved patio area, lawn, shrub borders and paved pathway to a timber shed and the detached garage with direct access.

Full Property Summary

Entrance Hallway

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

Lounge / Diner

Double glazed bay window to the front elevation, stripped back wooden flooring, two central heating radiators, dining area and double glazed patio doors to the garden.

Kitchen

A range of wall and base units, wood affect laminate counter tops, porcelain sink drainer, four ring gas hob, electric oven, extractor hood above, integrated dishwasher, space for fridge freezer, double glazed window and stable door onto the garden.

First Floor Landing

Doors to all three bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

Double glazed window to the rear elevation, built in cupboard housing a wall mounted gas combination boiler and central heating radiator.

Bedroom Three

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

Bathroom

A fully tiled modern bathroom comprising a white suite, including a bath with shower over, glass screen, 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.



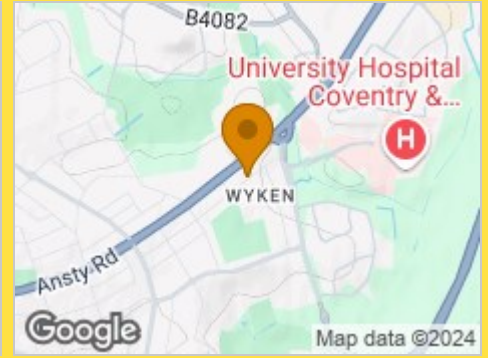
Road Map



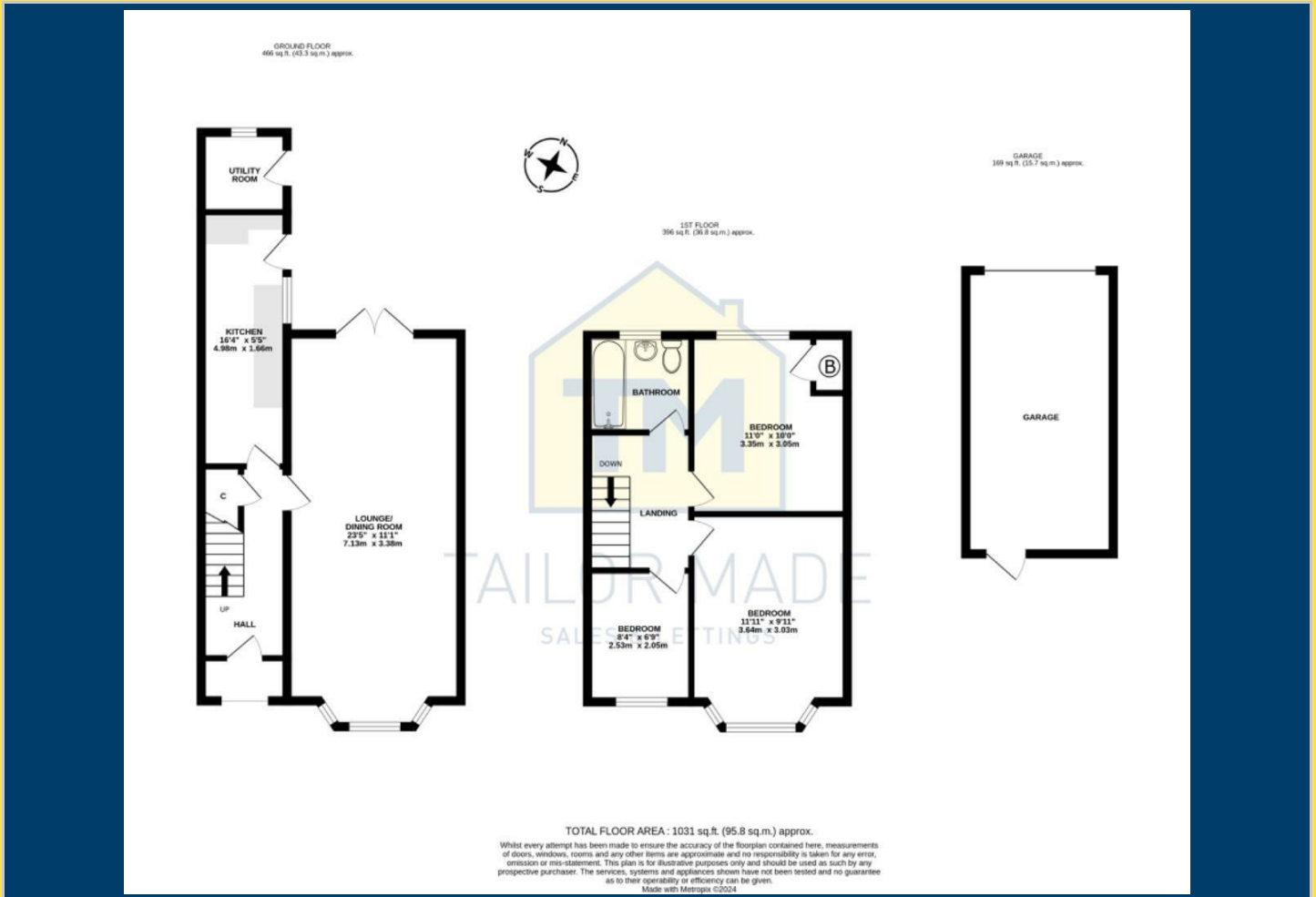
Hybrid Map



Terrain Map



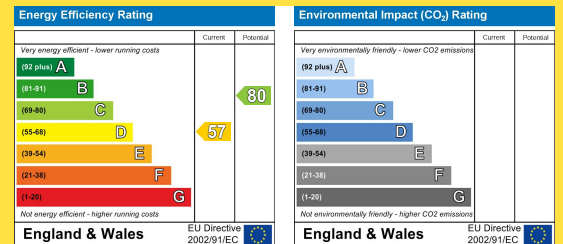
Floor Plan



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.