



TAILOR MADE
SALES & LETTINGS



Badger Road

Ernesford Grange, Coventry, CV3 2PU

Offers Over £325,000



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Tailor Made Sales and Lettings are delighted to bring to market this beautiful three bedroom, extended detached family home, tucked away on a quiet cul-de-sac within the popular area of Ernesford Grange. The property is well served with local amenities including large supermarkets, smaller convenience stores, parks and excellent primary and secondary schooling options.

The property has an attractive rendered and insulated front facade, new double glazing, driveway for multiple vehicles and single integrated garage.

The ground floor accommodation comprises an entrance hallway, modern downstairs WC, spacious lounge with stunning feature fireplace, archway into a large dining room with double doors into the conservatory. There is a full fitted modern kitchen with modern fitted appliances including microwave, electric oven, four ring gas hob, sink drainer, large larder unit, space for fridge and washing machine. There is a full width rear conservatory, spanning over 21 square meters with double glazed windows to three sides, double glazed patio doors, fitted blinds and under floor heating.

The first floor benefits from three excellent sized double bedroom, two of the bedrooms benefitting from fitted wardrobes. There is a modern family bathroom, comprising a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

The rear garden is beautiful, south facing and private. Fully fence enclosed with secure gated side access, paved patio area, lawn, paved seating area, timber shed and mature shrub borders.

The property is fully alarmed, with the added peace of mind of professional installed CCTV system, which can hook up to an app on your phone.

Full Property Summary

Entrance Hallway

Doors to the downstairs WC and lounge / diner.

Lounge Area

Double glazed oriel window to the front elevation, attractive feature fire, central heating radiator, archway through to the dining room, storage cupboard under the stairs, and doors to the kitchen and staircase, leading to the first floor.

Dining Area

Double glazed windows and doors to the conservatory, central heating radiator and archway to the lounge area.

Kitchen

A modern range of wall and base units, laminate counter tops, modern fitted appliances including four ring gas hob, extractor hood above, eye level microwave and electric oven, sink drainer, large pantry cupboard, space for fridge freezer and washing machine. Double glazed window and door to the conservatory.

Conservatory

A fantastic full width rear, brick based conservatory, spanning over 21 square meters with double glazed windows to the three sides, double glazed doors onto the garden, under floor heating, central heating radiator, two sky lights and double doors into the dining room.

First floor landing

Doors to all three bedrooms and the family bathroom.

Bedroom One

A lovely bright bedroom on the back of the property with fitted mirrored wardrobes, built in additional wardrobe, double glazed window to the rear overlooking the garden and central heating radiator.

Bedroom Two

A spacious double bedroom with fitted wardrobes, central heating radiator and double glazed window to the front elevation.

Bedroom Three

A double bedroom to the rear of the property with double glazed window overlooking the garden and central heating radiator.

Tel: 024 76939550

Bathroom

A modern family bathroom with white suite including a bath with shower over, glass screen, wash hand basin, WC, radiator, store cupboard 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



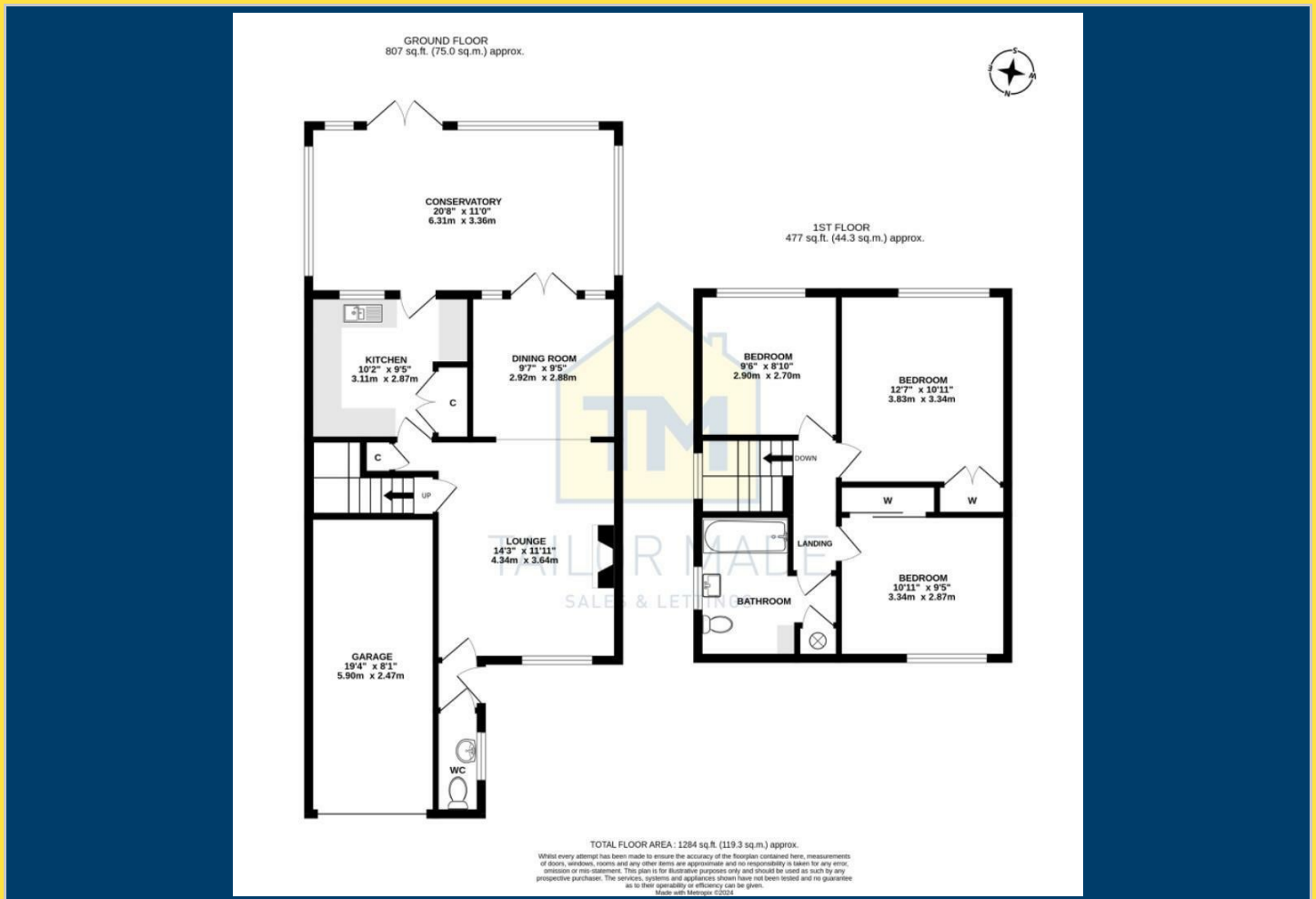
Hybrid Map



Terrain Map



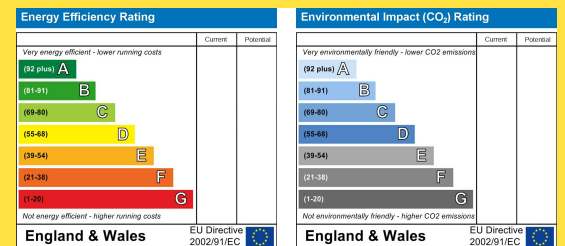
Floor Plan



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.