



TAILOR MADE
SALES & LETTINGS



Gleneagles Road

Norton Hill Estate, Coventry, CV2 3BH

Asking Price £275,000



Gleneagles Road

Norton Hill Estate, Coventry, CV2 3BH

Asking Price £275,000



An excellent three bedroom semi detached family home, occupying a prominent corner plot position on the ever popular Norton Hill Estate in Wyken, just off the Ansty Road and backing onto the Wyken Croft Nature Park. The property is conveniently situated within close proximity to UHCW Hospital, Walsgrave Triangle, large supermarkets and local independent stores. The area is a popular choice for families with excellent primary and secondary schooling options, local nurseries and parks close by including Caludon Park, Wyken Croft Nature Park and Woodway Walk.

This excellent corner plot property is beautifully presented throughout and offered for sale with no onward chain and vacant possession. The property is fully redecorated throughout to a modern standard and benefits from a lovely modern, fully fitted kitchen with integrated high end appliances and modern family bathroom. There is a well kept, excellent size and private gardens to the front side and rear, along with driveway and detached single garage.

There is a huge amount of scope and potential to further extend this property for growing families with the opportunity for either a single/two storey side extension or/and the opportunity to create further bedrooms and ensuite in the loft space as many others have done so on the estate.

The ground floor comprises an excellent sized front entrance hallway, large through lounge / diner with plenty of natural light with large double glazed window to the front elevation and patio doors onto the rear garden. There is a durable hardwood floor throughout and modern fire place, providing a focal point to the room. The kitchen is beautiful with range of modern white gloss wall and base units, laminate counter tops, stainless steel sink drainer, four ring AEG hob, eye-level AEG double oven and grill, fitted fridge freezer and washing machine. There is modern tiled

floor, double glazed window to the large side garden and double glazed door onto the rear garden.

The first floor offers two very generous sized double bedrooms, a good sized single bedroom, double glazed window to the side elevation and modern family bathroom, comprising a jacuzzi bath,

Front of Property

Large corner plot, front garden leading to entrance, side & rear gardens & off road parking in front of detached garage.

Entrance Hallway

Entrance Hallway with doors to all principle rooms & stairs to first floor.

Through Lounge Diner

Large through diner with glazed unit to front aspect & patio doors to the rear aspect leading to patio.

Kitchen

Modern kitchen with a selection of floor and wall units, integrated appliances & access to rear garden.

Bedroom One

Large double bedroom to the front aspect of the property.

Bedroom Two

Well sized double bedroom to the rear aspect of the property.

Bedroom Three

Single Bedroom to the front aspect.

Bathroom

Family Bathroom with a full suite, bath with jacuzzi & privacy glazed unit to the rear aspect.

Garage

Detached Garage to the side aspect of the property, with parking in front.

Tel: 024 76939550

Garden

Garden to the rear & side aspect, with patio area & side 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 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



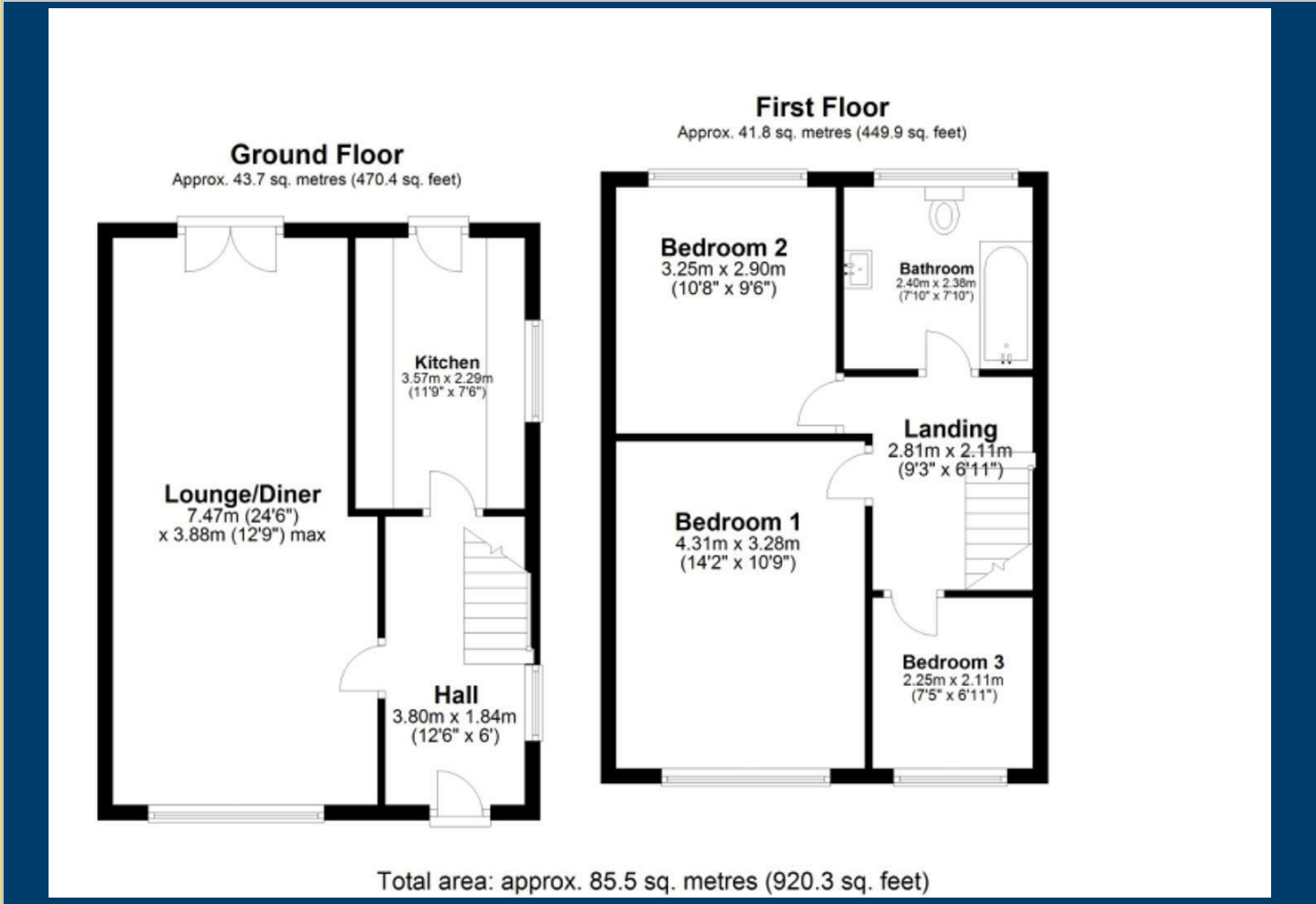
Hybrid Map



Terrain Map



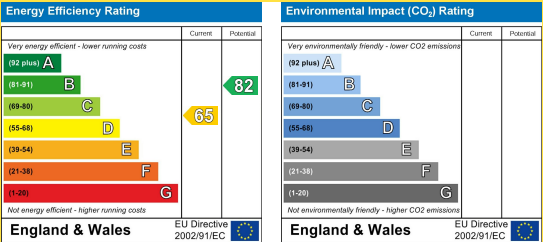
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.