



TAILOR MADE

SALES & LETTINGS



Greendale Road

Whoberley, Coventry, CV5 8LN

Asking Price £100,000



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Tailor Made Sales and Lettings are pleased to bring to market this spacious, well presented two double bedroom first floor maisonette in the hugely popular area of Whoberley. The property is well positioned on a quiet street, near a wide range of local amenities, excellent schooling, public transport and road links in and out of the city.

The property is available to CASH BUYERS ONLY as there is 39 years remaining on the lease,

The property is an ideal downsize, first purchase (funding permitted) and has been a successful rental property with an achievable rent of £850 per calendar month

Full Property Summary

Entrance Hallway

Private front entrance with stairs leading to the first floor landing.

Landing

Doors off to all principle rooms, electric storage heater and double glazed window to the side elevation.

Lounge / Diner

Double glazed window to the rear elevation and electric storage heater.

Kitchen

A selection of wall and base units, one and half bowl sink drainer, four ring electric hob, double oven, space for fridge freezer and washing machine and double glazed window.

Bedroom One

Double glazed window and electric heater

Bedroom Two

Double glazed window and electric heater

Bathroom

A white suite with bath, shower over, wash hand basin, WC, airing 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



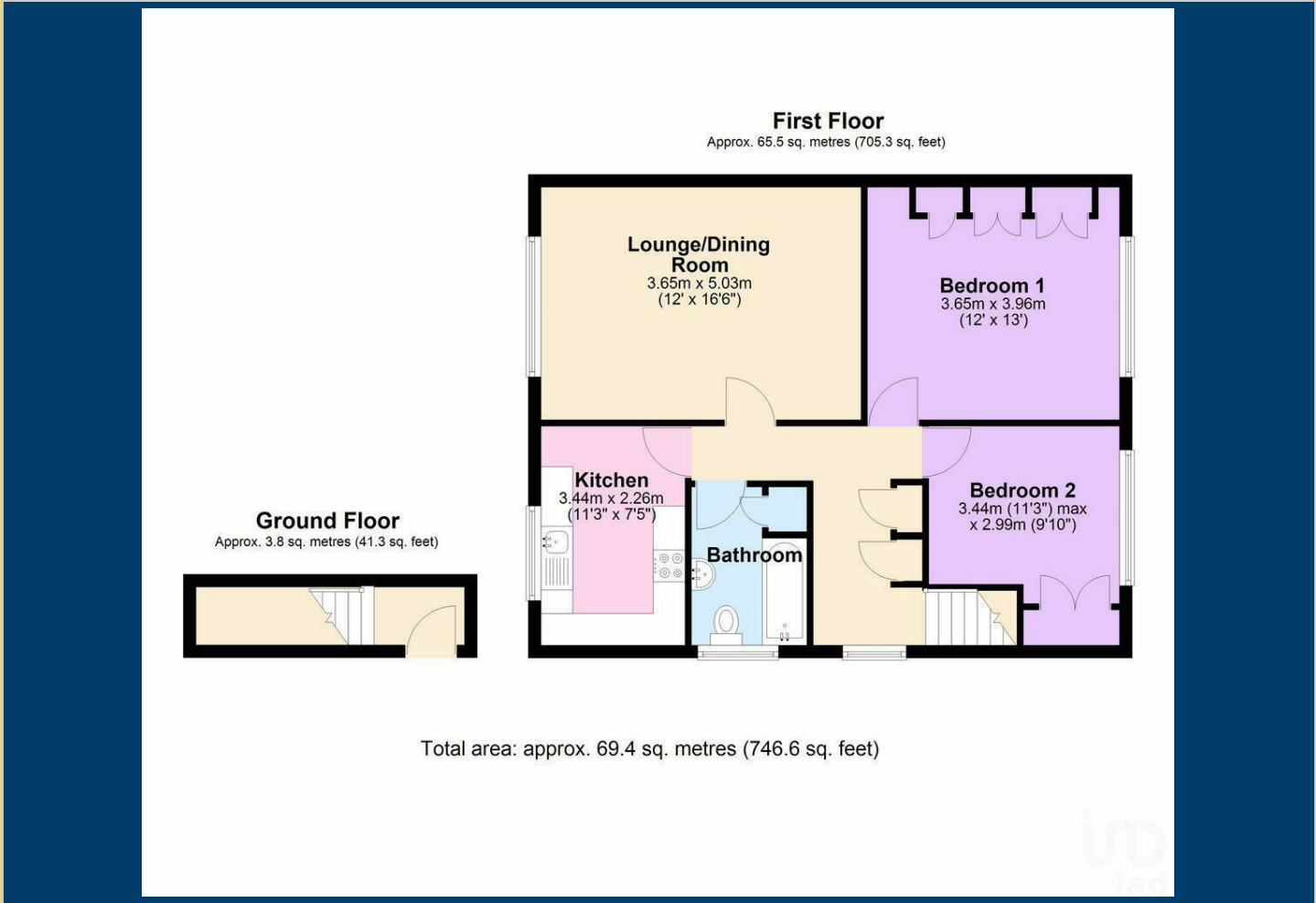
Hybrid Map



Terrain Map



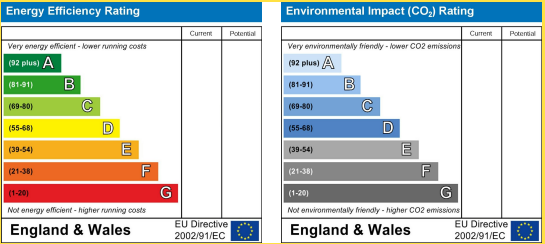
Floor Plan



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