



TAILOR MADE

SALES & LETTINGS



Grayswood Avenue

Chapelfields, Coventry, CV5 8HP

Offers Over £250,000



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Tailor Made Sales and Lettings are delighted to introduce this superbly presented, extended, three bedroom double bay fronted family home in the highly desirable area of Chapel fields a short distance from excellent school in local parks and a wide range of local amenities.

The property has bags of curb appeal and it's set back from the road with private front garden which could easily be converted into off-road parking. There is a spacious landscape fencing closed rear garden with private patio area and selection of mature shrubs.

The ground floor comprises a stunning entrance hallway with Minton tiled floor, cozy front lounge with double glaze bay window and extended open kitchen diner to the rear, entertaining with double glaze patio doors onto the garden terrace and ground floor wet room, which could also double up as a utility.

The first floor comprises of two spacious well decorated double bedrooms and a good sized single bedroom. There is a modern fully tiled family bathroom comprising a white suite including a bath with shower over, wash and basin, WC, heated towel rail and double glaze window to the rear.

This excellent family home is conveniently situated within close proximity to Saint Christopher's Primary School, a wide range of local amenities including parade of shops on Holyhead Road, large convenience stores including the co-op and Tesco's Metro as well as nearby parks including Lakeview Park, Allesley Park and Coundon Wedge

Full property summary

Entrance Hallway

A beautiful entrance hallway comprising a stunning Minton tiled floor central heating radiator doors to the lounge and open plan kitchen diner, stairs to the first floor accommodation

Lounge

And attractive double glazed bay window central heating radiator, space for a featured fire, shelved alcove area and stripped back original floor

Open Plan Kitchen / Diner

The kitchen area comprises a range of Matt black base units and drawers, gas hob, stainless steel extractor fan electric oven, inset stainless steel sink drainer, space for fridge freezer and space for washing machine. There is a large opening into a spacious dining area with central heating radiator and double glazed patio doors onto the garden terrace.

Wet Room

WC, electric shower, wash hand basin, central heating radiator, extractor fan and double glaze windows to the rear elevation

First Floor Landing

Doors to all three bedrooms and the family bathroom

Bedroom One

Double glazed bay window to the front elevation, wide range of fitted wardrobes and central heating radiator

Bedroom Two

Double glaze window to the rear elevation, built in wardrobes and central heating radiator

Bedroom Three

Double glaze window to the front elevation and central heating radiator

Bathroom

A modern fully tiled bathroom comprising a white suite, including a bath with shower over, wash hand basin, WC, central heating radiator and double glazed window to the rear elevation

Tel: 024 76939550

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



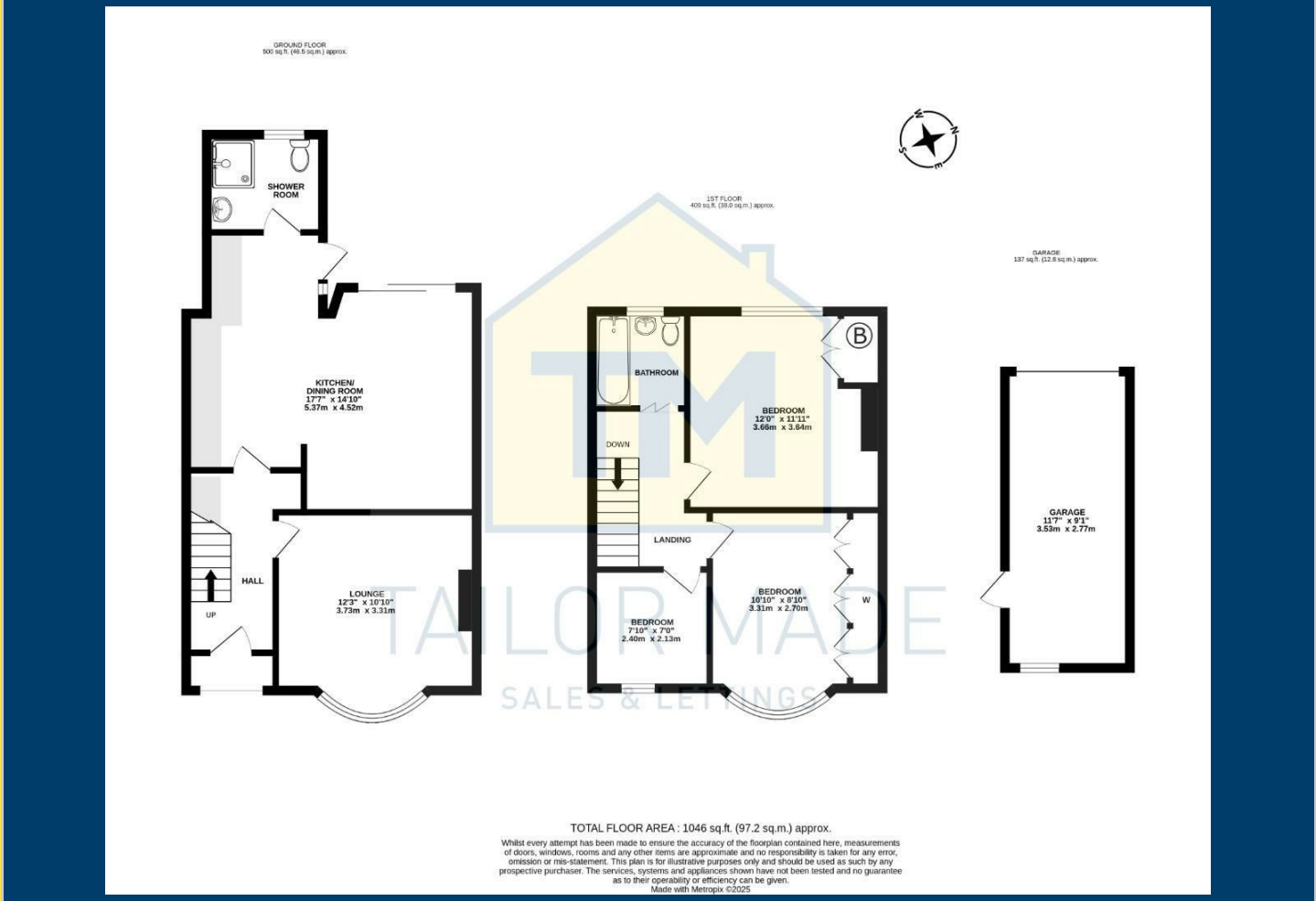
Hybrid Map



Terrain Map



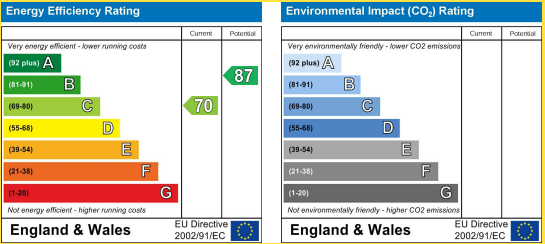
Floor Plan



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.