



TAILOR MADE

SALES & LETTINGS



## Courtleet Road

Cheylesmore, Coventry, CV3 5GS

Asking Price £250,000





# Courtleet Road

Cheylesmore, Coventry, CV3 5GS

## Asking Price £250,000



Tailor Made Sales and Lettings are delighted to bring to market this attractive double bay fronted end of terrace, family home in the highly desirable location of Cheylesmore on the south side of the city.

The property is perfectly positioned within easy reach of the city centre, a wide range of more local amenities including an ASDA supermarket, independent stores along Daventry Road and local parks, including Whitley Common and Quinton Park.

The property is in need of modernisation but offers excellent potential to extend like many others in the street and scope to remodel the current layout to suit individual needs.

The ground floor accommodation comprises an entrance hallway, lounge with bay window, rear dining room leading into a brick built conservatory / lean-to and galley kitchen.

The first floor comprises a family bathroom, two spacious double bedrooms and a good sized single bedroom. There is access to the loft space and an opportunity to extend upwards.

### Full Property Summary

#### Entrance Hallway

Doors to the lounge, dining room and kitchen. Stairs to first floor accommodation.

#### Lounge

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

#### Dining Room

Central heating radiator and double doors into the conservatory / lean-to.

#### Kitchen

A selection of wall and base units, laminate counter tops, one and half bowl sink drainer, four ring gas hob, electric double oven, space for fridge freezer, glazed window and door to the conservatory / lean-to.

#### Conservatory / Lean-to

Double glazed windows to the side and rear elevation, double glazed patio doors onto the garden, former outhouse storage units and door back into the kitchen.

#### First Floor Landing

Doors off to all three bedrooms and the bathroom.

#### Bedroom One

Double glazed bay window to the front elevation, ample built in wardrobes, dressing table and central heating radiator.

#### Bedroom Two

Double glazed window to the rear elevation, built in cupboard housing the combination boiler, and radiator.

#### Bedroom Three

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

#### Bathroom

A white suit with bath, shower over, 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:

- 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.

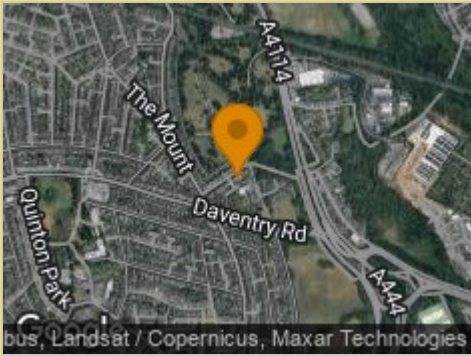




Road Map



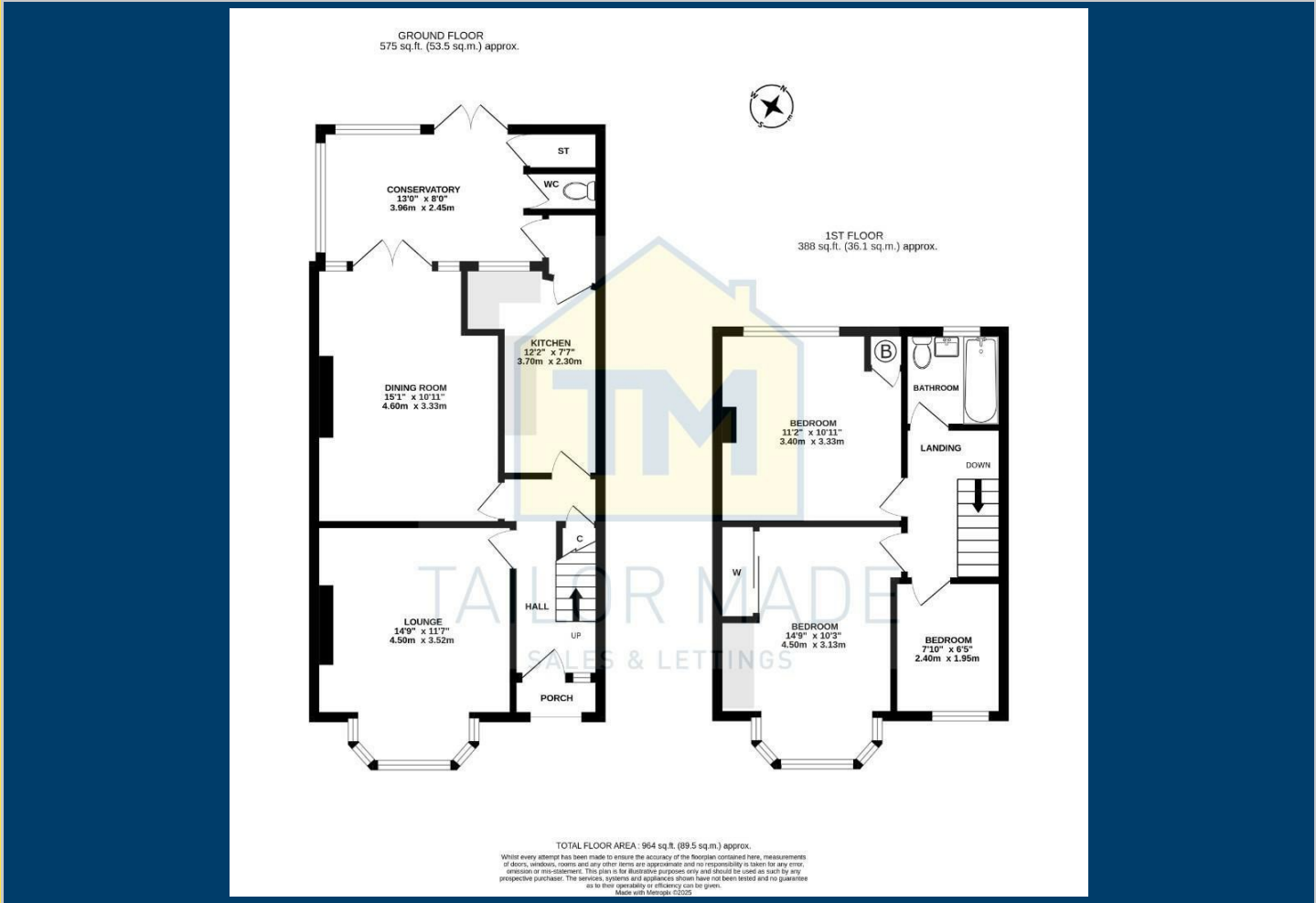
Hybrid Map



Terrain Map



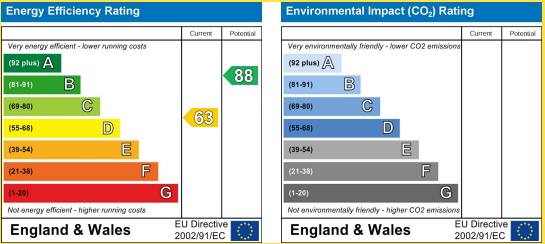
Floor Plan



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.