



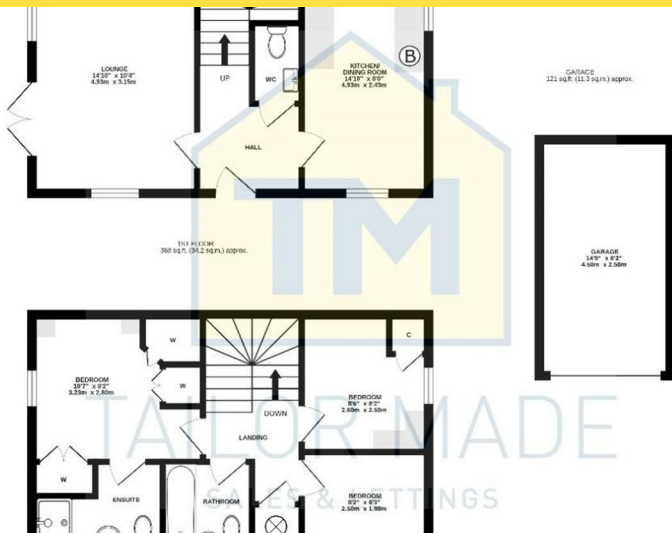
TAILOR MADE
SALES & LETTINGS



Elizabeth Way

Walsgrave, Coventry, CV2 2LR

Offers Over £280,000



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A real pleasure to bring to market this lovely looking double fronted semi detached family home, occupying a hugely desirable plot, fronting onto a lovely large green, peaceful location, located within an excellent family area, well served by local amenities ranging from small shops, to large supermarkets, social clubs, schools, medical practices and nearby UHCW.

This area also appeals to commuters with easy access to the motorway network including M6, M69 and M1.

This excellent family home is superbly presented throughout, stylish decoration and ready to move straight into. There is a welcoming front entrance, guest WC, open plan kitchen / diner with dual aspect windows, the front enjoying pleasant views over the green. To the opposite side of the property is a good sized lounge area with window overlooking the green and double doors onto a lovely, walled and landscaped garden and gated access to the driveway and detached garage.

The first floor landing has doors off to a well presented family bathroom, equipped with bath and shower over. Two spacious double bedrooms, the master with ample fitted storage and modern en-suite shower room. A good sized single bedrooms completes the first floor accommodation.

Entrance Hallway

Doors off to the guest WC, lounge, kitchen / diner and stairs to the first floor.

Guest WC

WC, wash hand basin and radiator.

Lounge

Double glazed window to the front elevation

overlooking the green, central heating radiator and double glazed patio doors to the garden.

Kitchen / Diner

A range of modern wall and base units, laminate counter tops, splash back tiling, stainless steel sink drainer, four ring gas hob, electric oven, space for fridge freezer, washing machine and dishwasher. Dining space, double glazed window to the side and front elevation, enjoying views over the green and central heating radiator.

First Floor Landing

Doors to all three bedrooms and the family bathroom.

Bedroom One

Fitted wardrobes, central heating radiator, double glazed window and door to the en-suite shower room.

En-Suite Shower Room

A lovely modern en-suite shower room comprising a shower enclosure, WC, wash hand basin, modern tiling, radiator and double glazed window.

Bedroom Two

Double glazed window, built in wardrobe, bed and desk unit, central heating radiator.

Bedroom Three

Double glazed window and central heating radiator.

Bathroom

A white suite comprising a bath, 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.

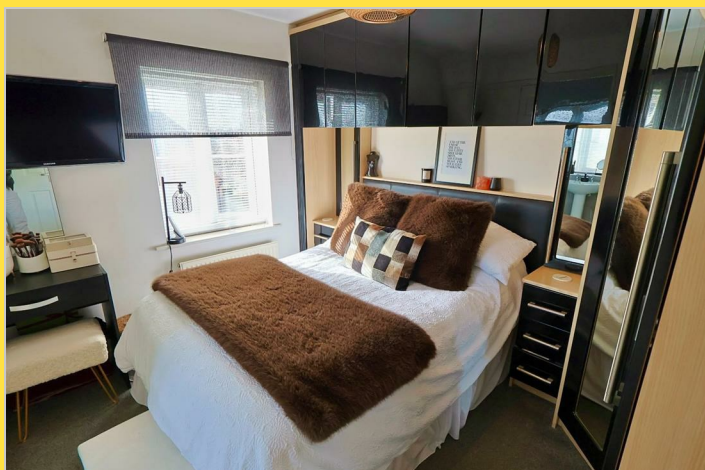
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



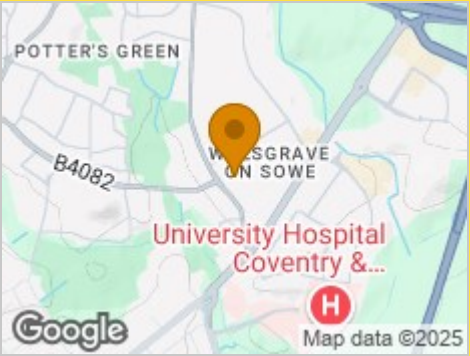
Road Map



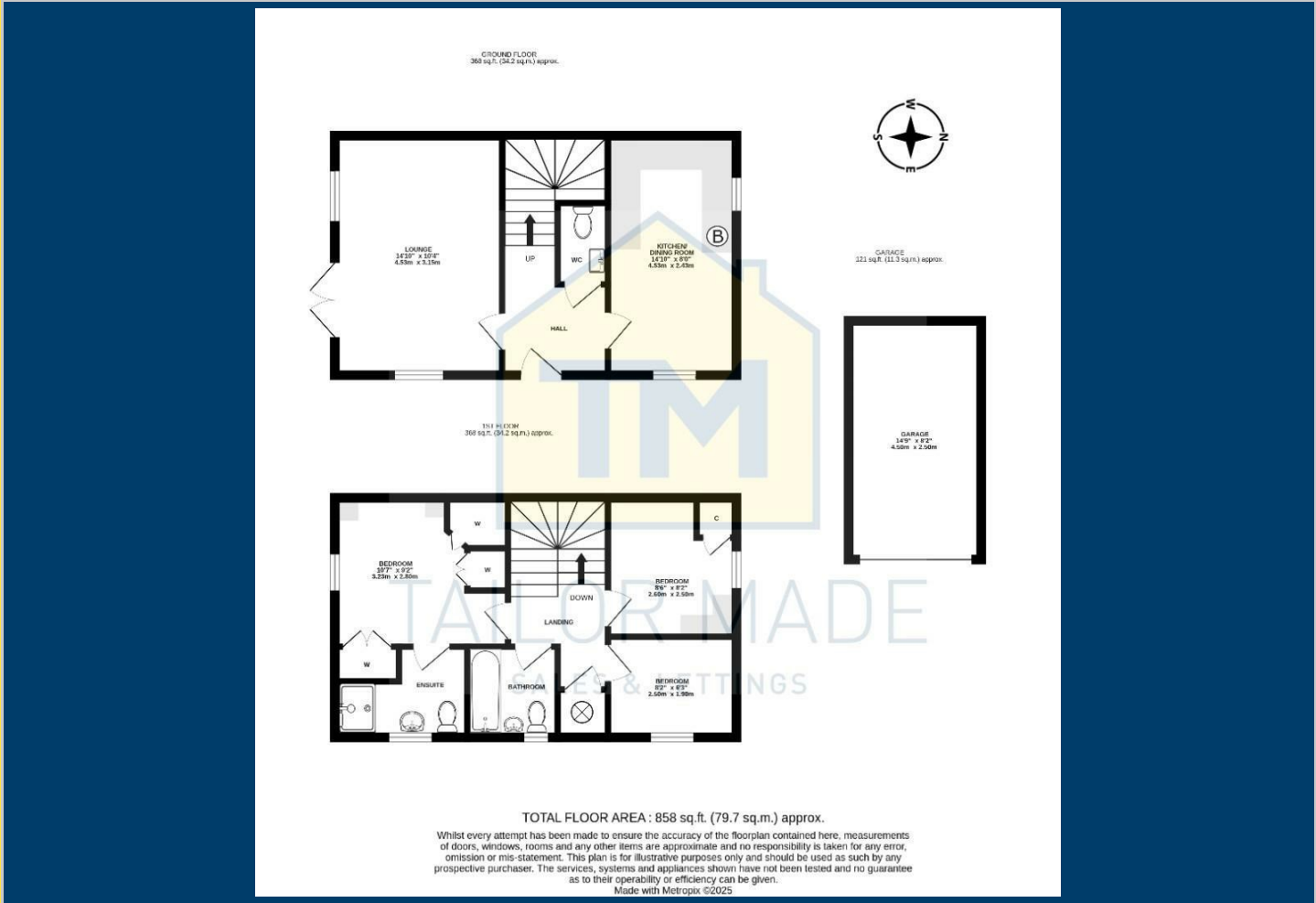
Hybrid Map



Terrain Map



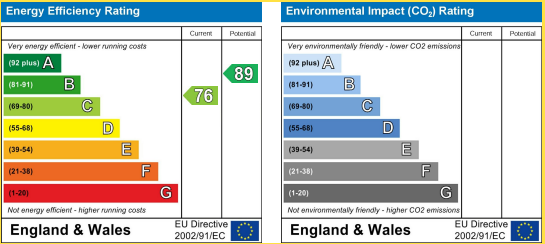
Floor Plan



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