



TAILOR MADE

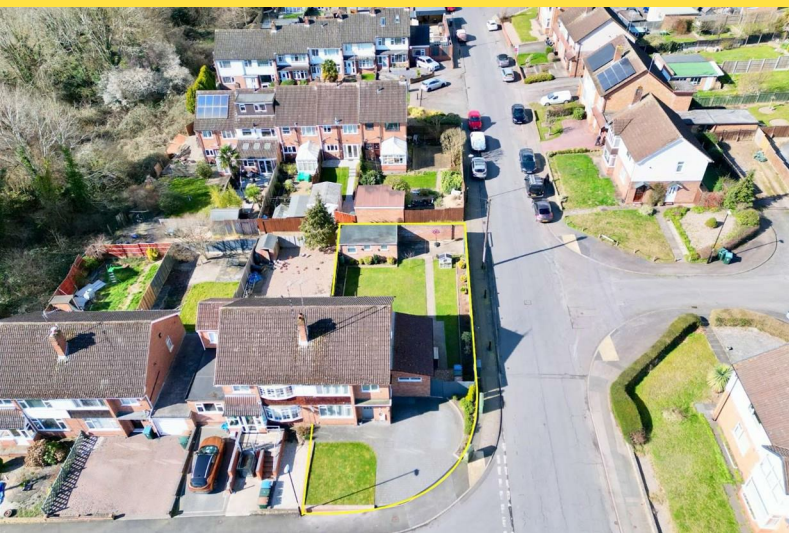
SALES & LETTINGS



## Jenkins Avenue

Eastern Green, Coventry, CV5 7GG

Offers Over £350,000





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Tailor Made Sales and Lettings are thrilled to bring to market this superb, extended corner plot in the hugely sought after area of Eastern Green. An area synonymous with your families taking advantage of excellent primary schools including St John Vianney, Mount Nod Primary, Eastern Green Primary and St Andrews. Easy access to West Coventry Academy, Finham Park II and Westwood Academy. The area is well served with local amenities including local shops, medical services, food outlets and public houses.

The property benefits from a single storey side extension and the current owners have superbly remodelled the ground floor to create a stunning, open plan 9 meter wide kitchen / dining / snug area, ideal for entertaining and family time. The kitchen is equipped with modern, shaker style wall and base units, solid wood counter tops, large island unit, ample dining space and a lovely open plan snug/TV area. There is a range of integrated appliances, large range cooker and ample windows, flooding the area with natural light. There is a large lounge to the front with inglenook style electric fire place, large double glazed window and central heating radiator.

The first floor offers two excellent size double bedrooms and a good sized single bedroom. The family bathroom is modern, with stylish tiling, comprising a white suite including a bath with shower over, wash hand basin, WC, radiator and double glazed window.

## Full Property Summary

### Entrance Hallway

Doors to the lounge and kitchen / diner, cloak cupboard and stairs to the first floor.

### Lounge

Double glazed window to the front elevation, inglenook style electric heater and central heating radiator.

### Open Plan Extended Kitchen / Dining / Snug

An expansive open plan kitchen / dining area, equipped with modern shaker style wall and base units, large island unit, solid wood counter tops, porcelain one and half bowl sink drainer, integrated dishwasher, washing machine, fridge, freezer and range cooker with five ring electric hob. There is ample dining space, wrap around snug area and plenty of double glazed windows and patio doors, flooding the area with plenty of natural light.

### First Floor Landing

Doors to all three bedrooms, the family bathroom and double glazed window to the side elevation.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

Double glazed and central heating radiator.

### Bathroom

A modern stylish bathroom with modern tiling, two double glazed windows, white suite including a bath with shower over, wash hand basin, WC and radiator.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

Tel: 024 76939550

- 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



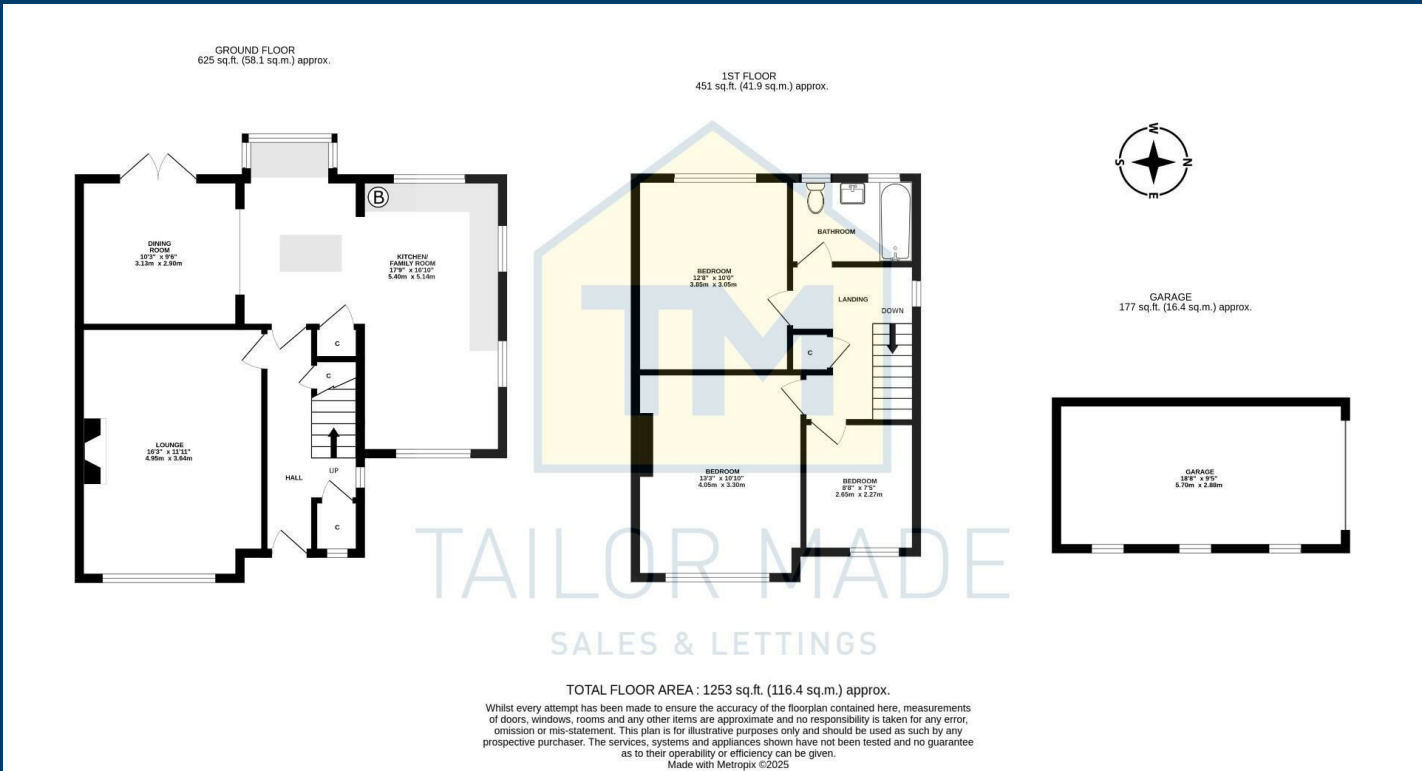
Hybrid Map



Terrain Map



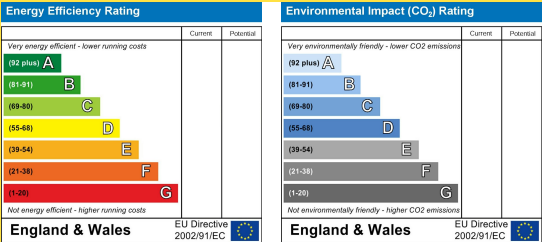
Floor Plan



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.