



TAILOR MADE
SALES & LETTINGS



Gretna Road

Finham, Coventry, CV3 6DT

Asking Price £300,000



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Tailor Made Sales and Lettings are delighted to introduce this lovely double bay fronted, terraced family home on a hugely popular and very desirable road in Finham. The property is ideally positioned on the left hand side of the road with south / east facing mature rear garden, backing onto Finham Park School playing fields.

The property is conveniently situated for a wide range of local amenities, shops, excellent schooling and superb transport links, in and out of the city.

The ground floor comprises a lovely traditional entrance with Minton tiled floor, stain glass window front door, under stairs storage and doors to the lounge / diner and kitchen. The lounge is an excellent size with large bay window to the front elevation, stunning cast iron fire place and patio door onto the patio area. The kitchen comprises a range of wall and base units, stainless steel sink drainer, freestanding cooker with gas hob, space for under counter fridge and door out to a utility cupboard and WC.

The first floor comprises two excellent double bedrooms and a good sized single bedroom. The main shower room is modern, fully tiled and comprises a shower enclosure, WC, wash hand basin, heated towel rail and double glazed window.

Full Property Summary

Entrance Hallway

A lovely traditional Minton tiled floor, under stairs storage, doors off to the lounge diner and kitchen, stairs to the first floor.

Lounge / Diner

Double glazed bay window to the front elevation, gorgeous cast iron fire place, central heating radiators and double glazed window and doors to the rear garden.

Kitchen

A selection of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with four ring gas hob, space for under counter fridge and door to a utility area and WC.

First Floor Landing

Doors to all three bedrooms and the shower room

Bedroom One

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

Bedroom Two

Double glazed window to the rear and central heating radiator.

Bedroom Three

Double glazed window to the front and central heating radiator.

Shower Room

A modern, fully tiled shower room, comprising a shower enclosure, WC, wash hand basin, heated towel rail 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

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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



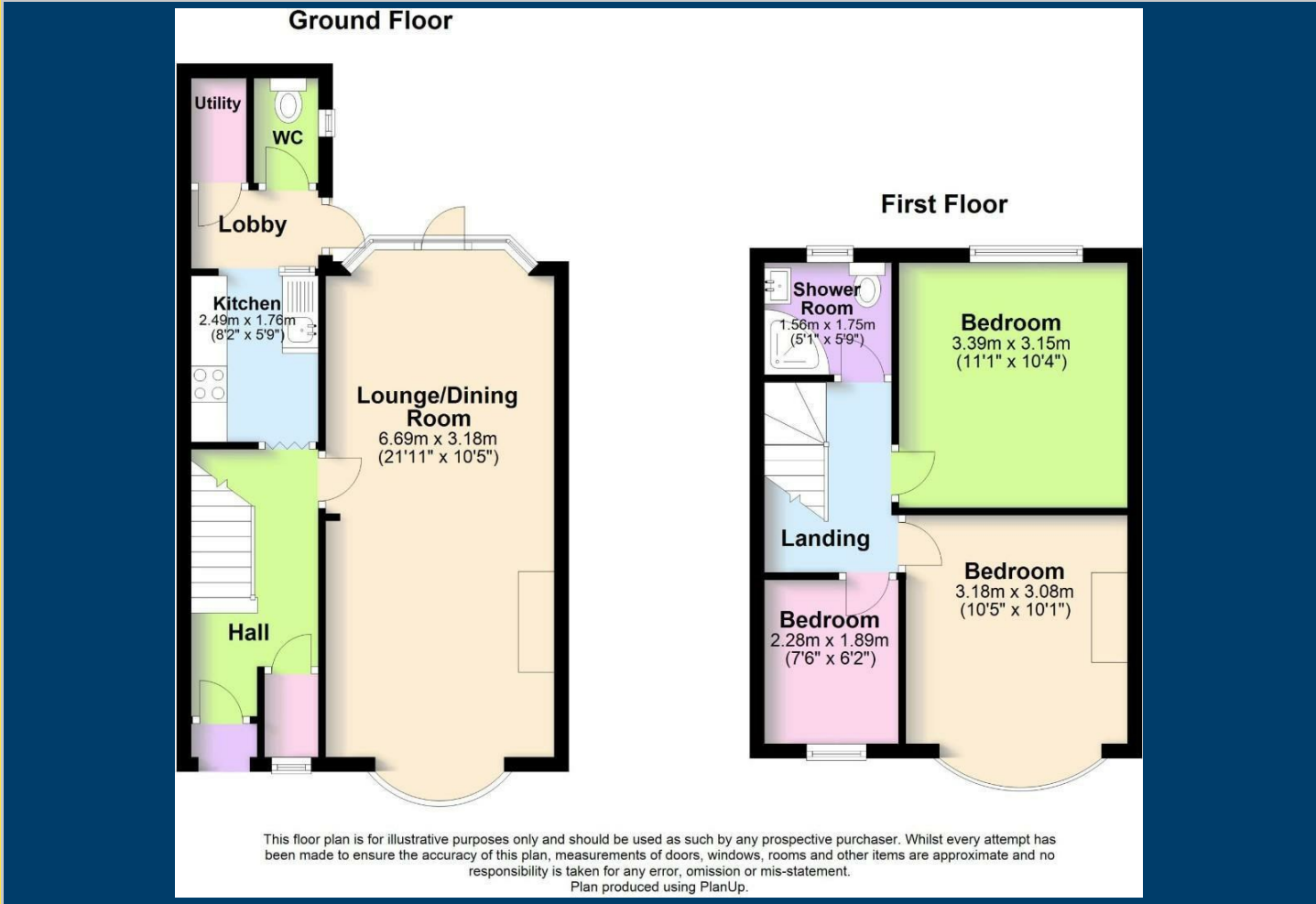
Hybrid Map



Terrain Map



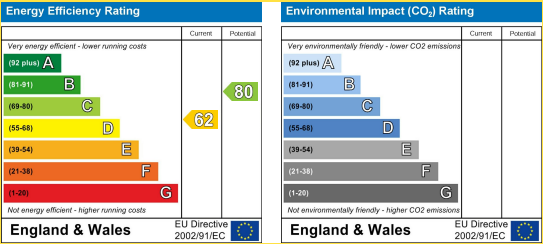
Floor Plan



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.