



TAILOR MADE

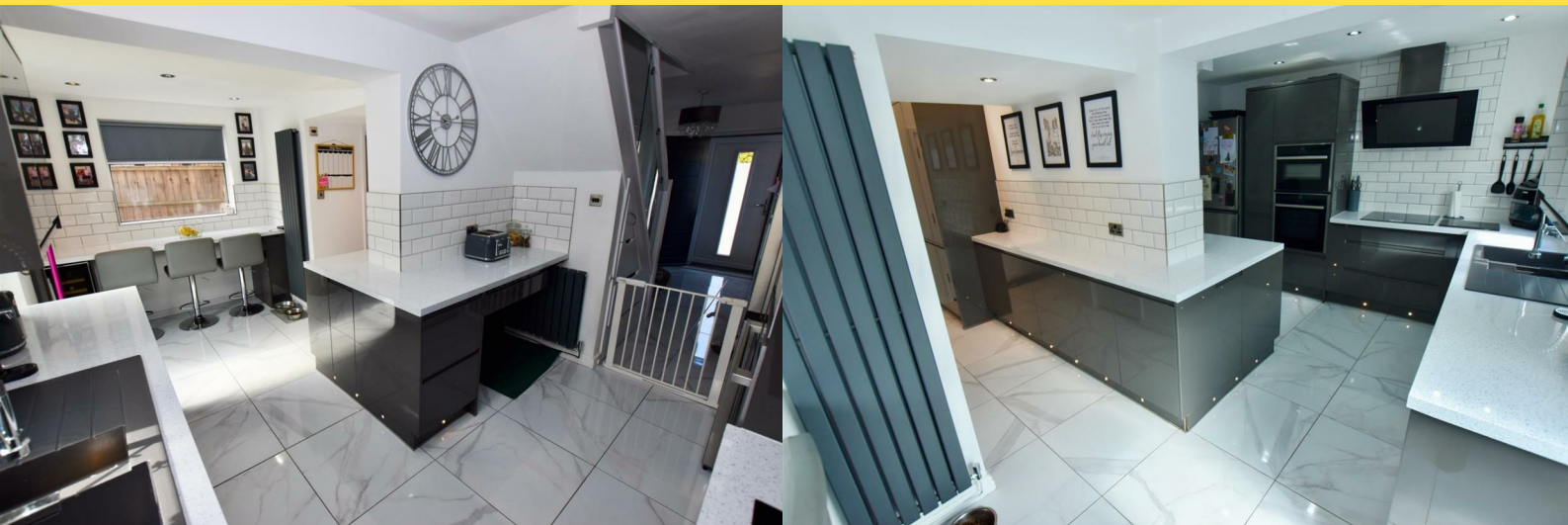
SALES & LETTINGS



## Norwood Grove

Potters Green, Coventry, CV2 2FR

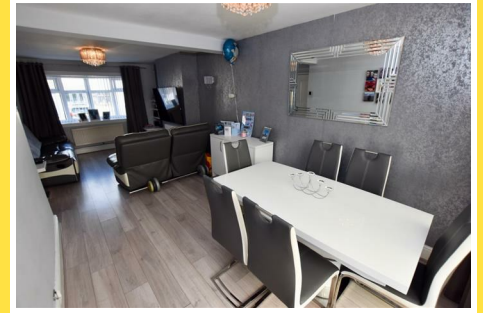
Asking Price £325,000



# Norwood Grove

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Tailor Made Sales and Lettings are delighted to bring to market this stunning, beautifully renovated, two storey extended four bedroom semi detached family home, located in a quiet street within the popular area of Potters Green. The property has a newly installed and enlarged block paved driveway, attractive rendered facade with contrasting grey windows, composite front door and electric roller garage door.

The property benefits from a two storey side extension, now providing a larger kitchen, WC and utility on the ground floor and an additional first floor bedroom. There is also a ground floor extension, by way of a conservatory and a stunning, landscaped rear garden with attractive porcelain paving slabs, astro turf, fence enclosed and secure side access.

The ground floor has a large and welcoming front entrance with stunning tiled floor, glass stair case with a door leading into a large lounge / diner with patio door into the conservatory and a door into a gorgeous, refitted open plan kitchen / diner, comprising a range of stylish grey gloss wall and base units, huge amount of storage solutions, striking tiled floor, breakfast bar area, high-spec integrated appliances, utility area with direct access into the garage and modern, refitted downstairs WC.

The first floor comprises four generous sized bedrooms, perfect for growing families and a lovely modern family bathroom.

## Full Property Summary

### Entrance Porch

Composite door into the hallway

### Hallway

Beautiful tiled floor, central heating radiator, glass stair case, clever under-stairs storage solutions, doors to the lounge / diner and kitchen / diner.

### Lounge / Diner

Double glazed window to the front elevation, modern inset electric fire, central heating radiators, and sliding patio doors to the conservatory.

### Kitchen / Diner

A stylish range of grey gloss wall and base units, speckle laminate counter tops, stunning tiled floor, composite one and half bowl sink drainer with spray tap, range of high spec integrated appliances including Neff double oven and microwave, induction hob, extractor hood and dishwasher. There is kick-board lighting, breakfast bar with further units, wrapping around into the utility area and WC.

### WC

Stylish metro tiling, WC, wash hand basin with vanity unit, heated towel rail, stylish tiled flooring and extractor fan.

### Utility Area

Space and plumbing for washing machine and tumble dryer, stacked, floor to ceiling units, door into the garage and sky light.

### First Floor Landing

Doors off to all four bedrooms and the family bathroom.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

Double glazed window to the front elevation, built in bulk head storage and central heating radiator.

Tel: 024 76939550



### Bathroom

A modern fully tiled bathroom comprising a white suite including a shaped bath with shower over, glass screen, wall hung wash hand basin, WC, 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 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.



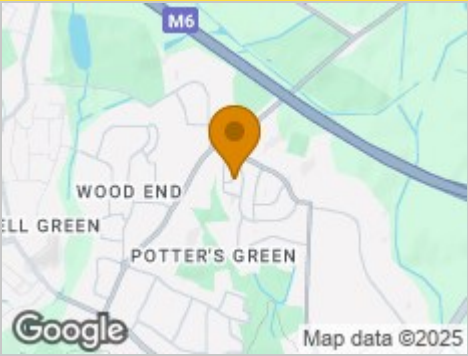
Road Map



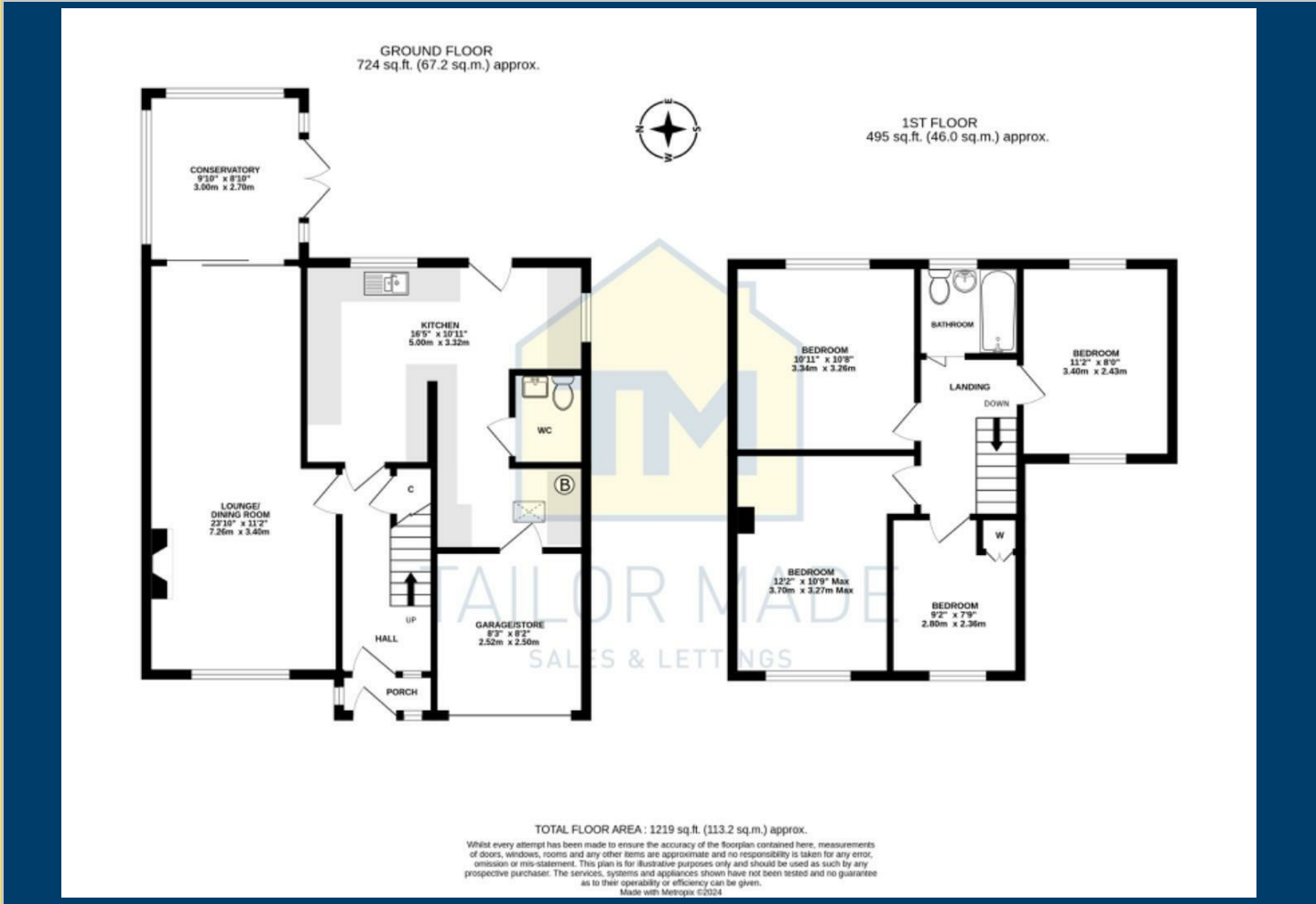
Hybrid Map



Terrain Map



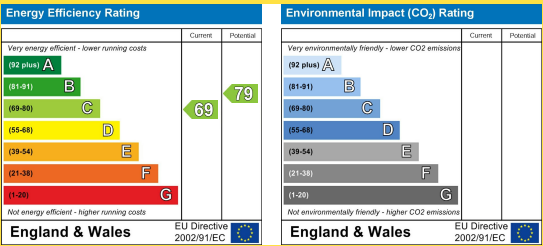
Floor Plan



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.