



TAILOR MADE

SALES & LETTINGS



Billing Road

Chapelfields, Coventry, CV5 8ET

Asking Price £265,000



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Introducing this charming and traditional double bay fronted three bedroom family home with bags of kerb appeal and the huge benefit of off-road parking to the front for two vehicles. There is lovely, private south east facing rear garden, with fence and mature shrub borders. There is detached, larger than average single garage with gated rear vehicular access.

The property is located in the desirable area of Chapelfields, west of the city centre, conveniently positioned close to a wide range of local amenities including large co-op store, various public parks, Alvis Retail Park and excellent schooling. The property is also a short distance from nearby Allesley Park, popular bars and restaurants of Earlsdon and a pleasant 20 minute walk from the city centre.

The ground floor comprises an entrance hallway, spacious through lounge / diner, which could be separated and has the benefit of bay windows to the front and rear. Then kitchen is modern and comprises a selection of wall and base units, laminate counter tops, freestanding cooker with four ring gas hob, space for white goods and stainless steel sink drainer.

The first floor comprises two excellent sized double bedrooms and a good sized single bedroom. The family bathroom is modern, fully tiled and comprises a white suite including a p-shaped bath with shower over, wash hand basin, WC, radiator and double glazed window.

Full Property Summary

Entrance Hallway

Doors to the lounge / diner and kitchen. Stairs to the first floor.

Lounge / Diner

The lounge has a double glazed bay window to the front elevation, electric modern fire place, central heating radiator, dining area, additional central heating radiator and double glazed bay window onto the garden.

Kitchen

A modern selection of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with four ring gas hob, space for white goods and double glazed window and door to the garden.

First Floor Landing

Doors to all three bedrooms and the family bathroom.

Bedroom One

Double glazed bay window to the front elevation, central heating radiator and built in sliding mirrored wardrobes.

Bedroom Two

Double glazed window to the rear and central heating radiator

Bedroom Three

Double glazed window to the front and central heating radiator.

Bathroom

A lovely modern, fully tiled bathroom comprising a white suite including a p-shaped bath, shower over, glass scree

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



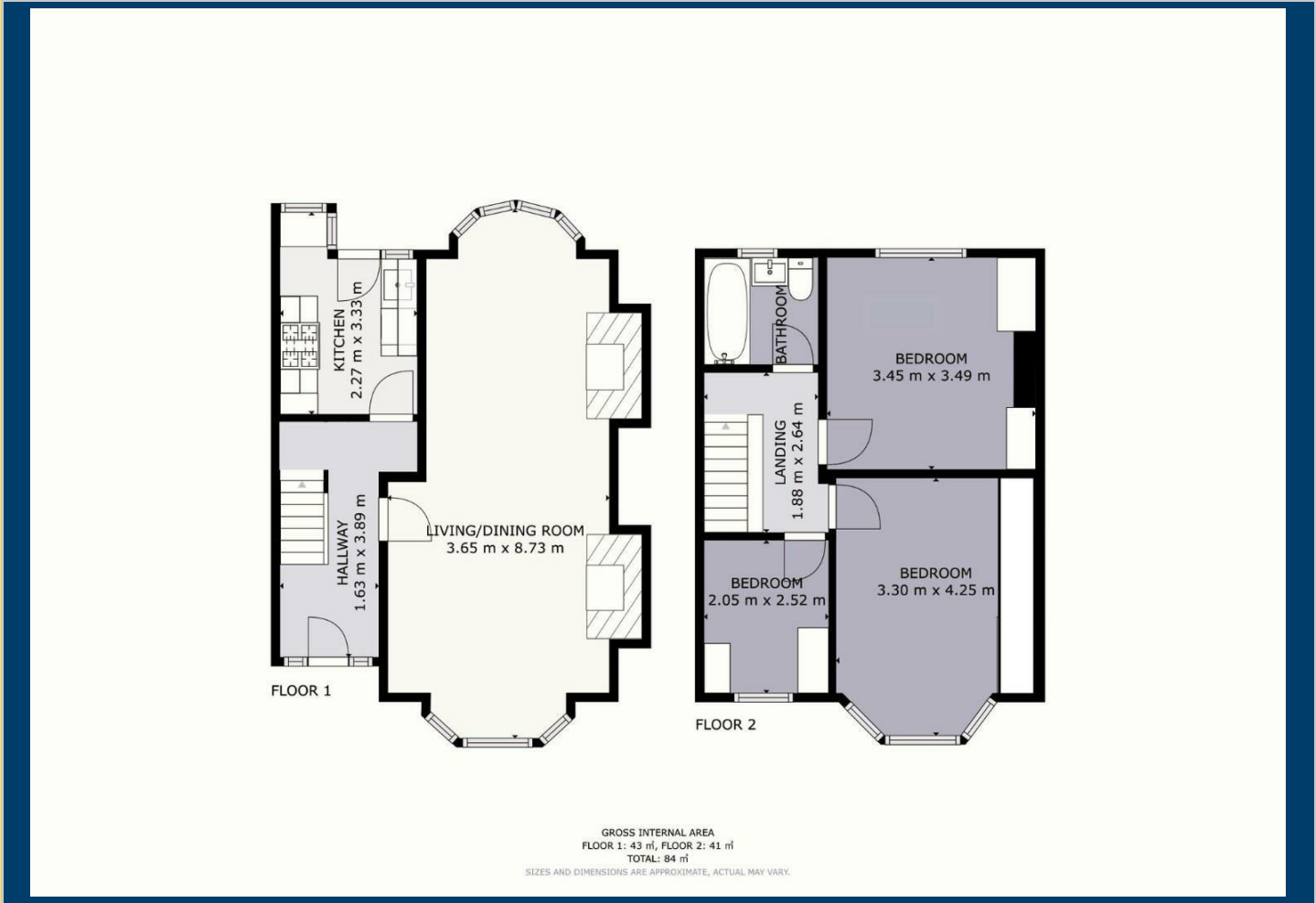
Hybrid Map



Terrain Map



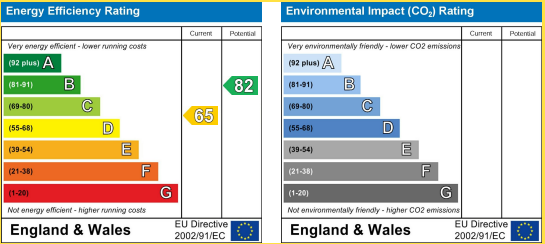
Floor Plan



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