



TAILOR MADE
SALES & LETTINGS



Cedars Avenue

Coundon, Coventry, CV6 1DQ

Asking Price £220,000



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Tailor Made Sales and Lettings are delighted to introduce this excellent double bay fronted, mid terraced family home in the hugely popular area of Coundon. An area popular with young families with good choice of local schooling, shops and wide range of amenities on your doorstep.

The property occupies a generous sized plot with good sized rear garden and large breeze block garage. This family home is arranged over three floors, offering three bedrooms, all with fitted storage, modern family bathroom and an excellent open plan living / dining / kitchen through room, with modern kitchen appliances, large central island unit and upgraded granite counter tops. There is a full width brick based conservatory to the rear overlooking the large garden.

Full Property Summary

Entrance Hallway

Under stairs storage cupboard and door into the open plan living area.

Lounge / dining / Kitchen

A lovely open plan living, dining area and kitchen. Double glazed bay window to the front elevation, central heating radiators and inset feature fire. The kitchen comprises a range of modern wall and base units, large central island units, granite work tops, four ring electric hob, electric oven, extractor fan, inset sink drainer, space for white goods. Double glazed window and doors to the conservatory.

Conservatory

A brick based conservatory with double glazed window and double glazed patio doors onto the garden.

First Floor Landing

Doors off to two bedrooms and the family bathroom. Stairs to the second floor.

Bedroom One

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

Bedroom Two

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

Bathroom

A modern fully tiled bathroom with white tiling, white suite including a bath with shower over, wash hand basin, WC, radiator and double glazed window.

Second Floor Landing

Door into bedroom three

Bedroom Three

Velux sky lights to the front and rear, central heating radiator and eaves storage

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.

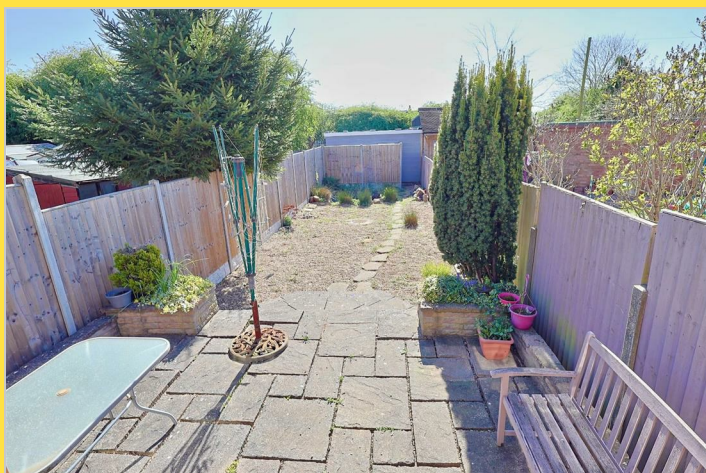
Please note we have not tested the services, or any

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



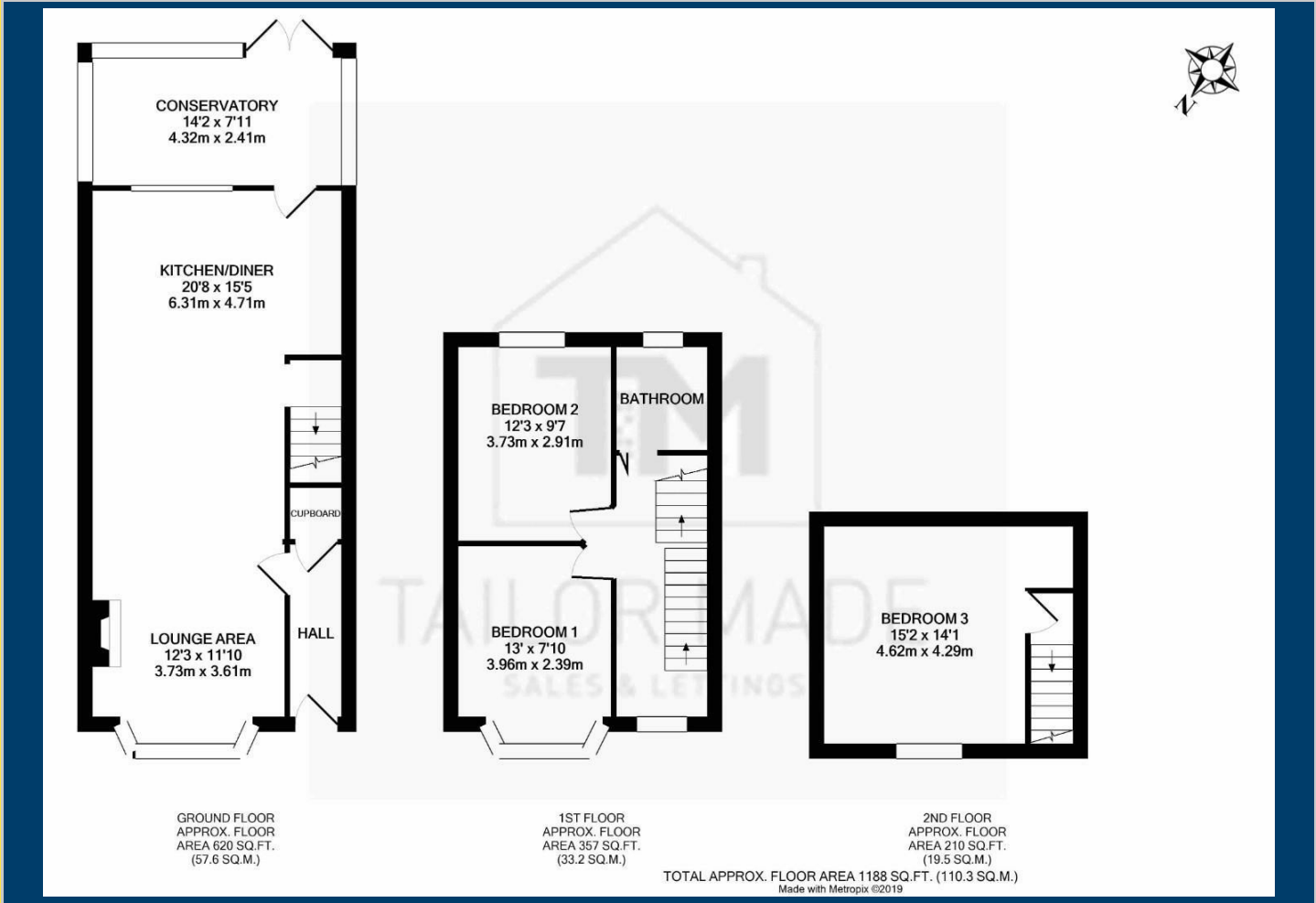
Hybrid Map



Terrain Map



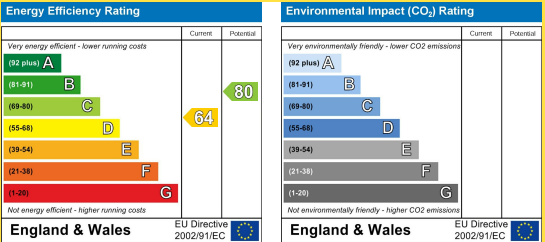
Floor Plan



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.