TAILOR MADE

SALES & LETTINGS

Harewood Road

Whoberley, Coventry, CV5 8BS

Asking Price £250,000

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Tailor Made Sales and Lettings are delighted to introduce this attractive, double bay fronted, traditional end of terraced family home located on a quiet residential road in Whoberley, Coventry, CV5. This area has always been a popular choice for families with young children, with a plethora of local amenities, excellent choice of nearby schooling and superb transport links in and out of the city, with quick and easy connections to Warwick University, The NEC and Birmingham Airport.

A great benefit for families living on this road is the street is part of a "Street Play Safe Scheme". Play Streets allows neighbours to close their street creating a safe space for children to enjoy activities.

The property has a brick wall enclosed front garden, ideal for a driveway conversion, but also benefits from gated side vehicle access, leading to a detached garage with good access and electric fob operated up & over door.

The ground floor accommodation comprises an entrance hallway, front lounge with bay window, rear reception room which you could knock through to create a kitchen / diner, rear conservatory, downstairs shower room & WC and a fully fitted galley kitchen.

The first floor comprises two excellent sized double bedrooms, both with fitted wardrobes and the front having an attractive bay window, there is a good sized single bedroom and the main family bathroom, equipped with a bath, shower over, WC and wash hand basin.

There is a good sized, low maintenance, private , west facing rear garden enjoying plenty of afternoon sunshine. The garden is fence enclosed with paved patio areas, shale areas, flower borders and access into the garage.

Full Property Summary

Entrance Hallway
Doors into the lounge and kitchen. Stairs to the first floor accommodation.

Lounge
Double glazed bay window to the front elevation, central heating radiator and a capped off gas fire, which could be recommissioned. Door into the dining room.

Dining Room
Double glazed sliding doors into the conservatory and central heating radiator.

Kitchen
A range of wall and base units, laminate counter tops, stainless steel sink drainer, freestanding cooker with four ring electric hob, space for white goods, sky light and glazed door into the conservatory.

Conservatory
Double glazed windows and patio doors onto the garden, central heating radiator and sliding patio doors back into the dining room.

Downstairs Shower Room
WC, wash hand basin, shower cubicle, chrome heated towel rail and double glazed window to the rear.

First Floor Landing
Doors to all three bedrooms and the family bathroom.

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

Bedroom Two
Double glazed window to the rear, sliding mirrored wardrobes and central heating radiator.

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

Bathroom
A fully tiled bathroom, comprising a bath, shower over, wash hand basin, WC, radiator 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.

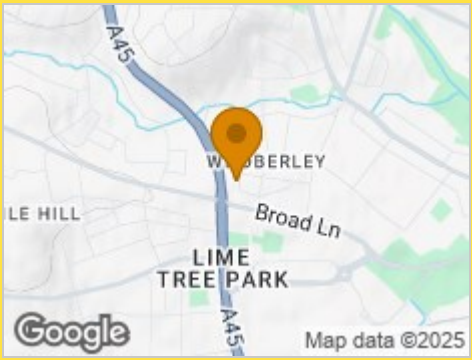
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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.

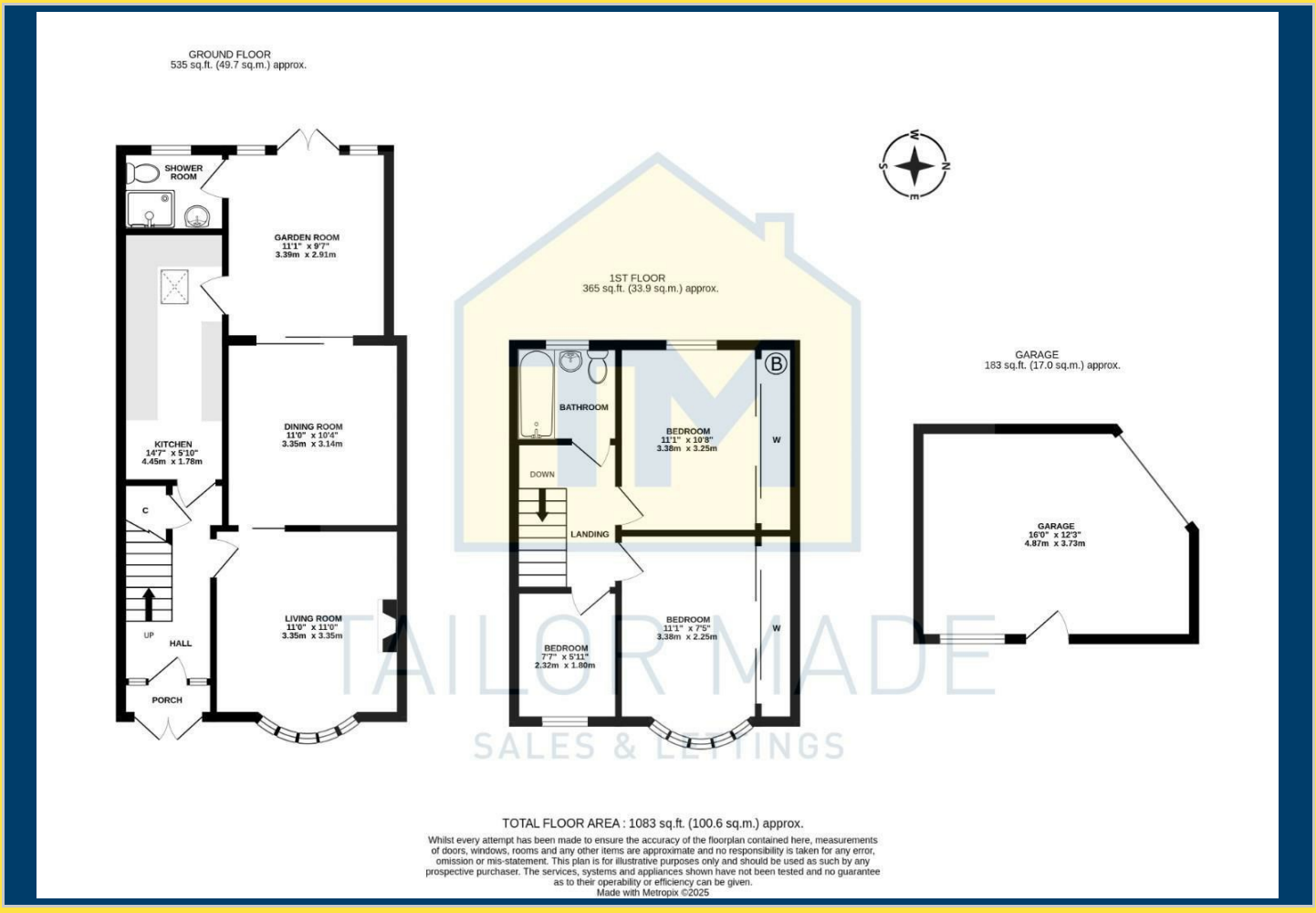
Road Map

Hybrid Map

Terrain Map



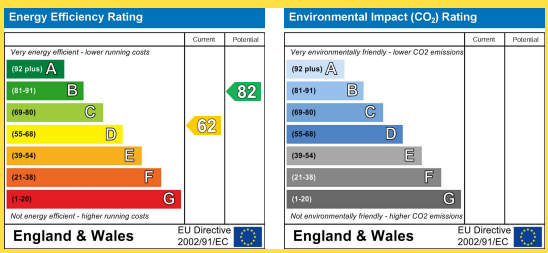
Floor Plan



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.

51 Winsford Avenue, Allesley Park, Coventry, CV5 9JG
Tel: 024 76939550 Email: admin@tmonline.co.uk https://www.tmonline.co.uk