



TAILOR MADE

SALES & LETTINGS



Dulverton Avenue

Chapelfields, Coventry, CV5 8HG

Offers Over £250,000



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Property Summary

Tailor Made Sales and Lettings are pleased to bring to market this recently redecorated, modern double bay fronted Mid Terraced family home, in the popular area of Chapelfields.

The property is much larger than average, with three genuine double bedrooms, two separate reception rooms, kitchen diner, downstairs WC and family bathroom. To the front of the property is a driveway, providing off road parking. To the rear, a low maintenance garden which is decking with stairs to astro turf. There is a shed ideal for storage and rear access via a secure gate.

Presented with no onward chain.

Entrance Hallway

Doors to Living Room, Dining Room and Downstairs WC.

Living Room

Double bay fronted, double glazing to the front elevation. Door to Living Room, and double doors through to reception room and the rear of property. Built in shelving units. Electric feature fireplace.

Downstairs WC

Tiled, gas central heating, WC and ceramic sink.

Reception Room

Modern electric feature fireplace, built in shelving units. Door from hallway, and French wooden doors separating the lounge from second reception room. Ideal for entertaining, and a separate space for a family.

Kitchen Diner

Range of wall and base white units, wood effect counter top. Integrated electric oven and grill, separate gas hob with pull out extractor hood. Space for Fridge Freezer and Washing Machine.

Double glazing to the rear elevation, neutral tiled walls.

New laminate flooring throughout and open through to separate dining space.

Dining space has french door to the rear garden.

Garden

Low maintenance rear garden. Tiered, with decking and steps down to astro turf. Wooden Shed and gate to rear access.

First Floor Landing

Stairs to Second Floor, doors to Bedroom Two, Bedroom Three and Bathroom. Double glazing to front elevation.

Bathroom

Bath with shower over, concertina shower screen. WC , ceramic sink and mirrored wall cabinet. Privacy double glazing to rear elevation, and heated towel rail. Tiled flooring and walls.

Bedroom Two

Double bay fronted, double glazing to front elevation and gas central heating.

Bedroom Three

Double glazing to rear elevation, gas central heating. Storage cupboard with boiler.

Second Floor Landing

Door to Master Bedroom and door to eaves storage.

Master Bedroom

Dormer to the Second Floor, large double bedroom. Fitted Wardrobes, double glazing to rear elevation, and gas central heating. New grey carpets fitted.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17

years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

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.



Road Map



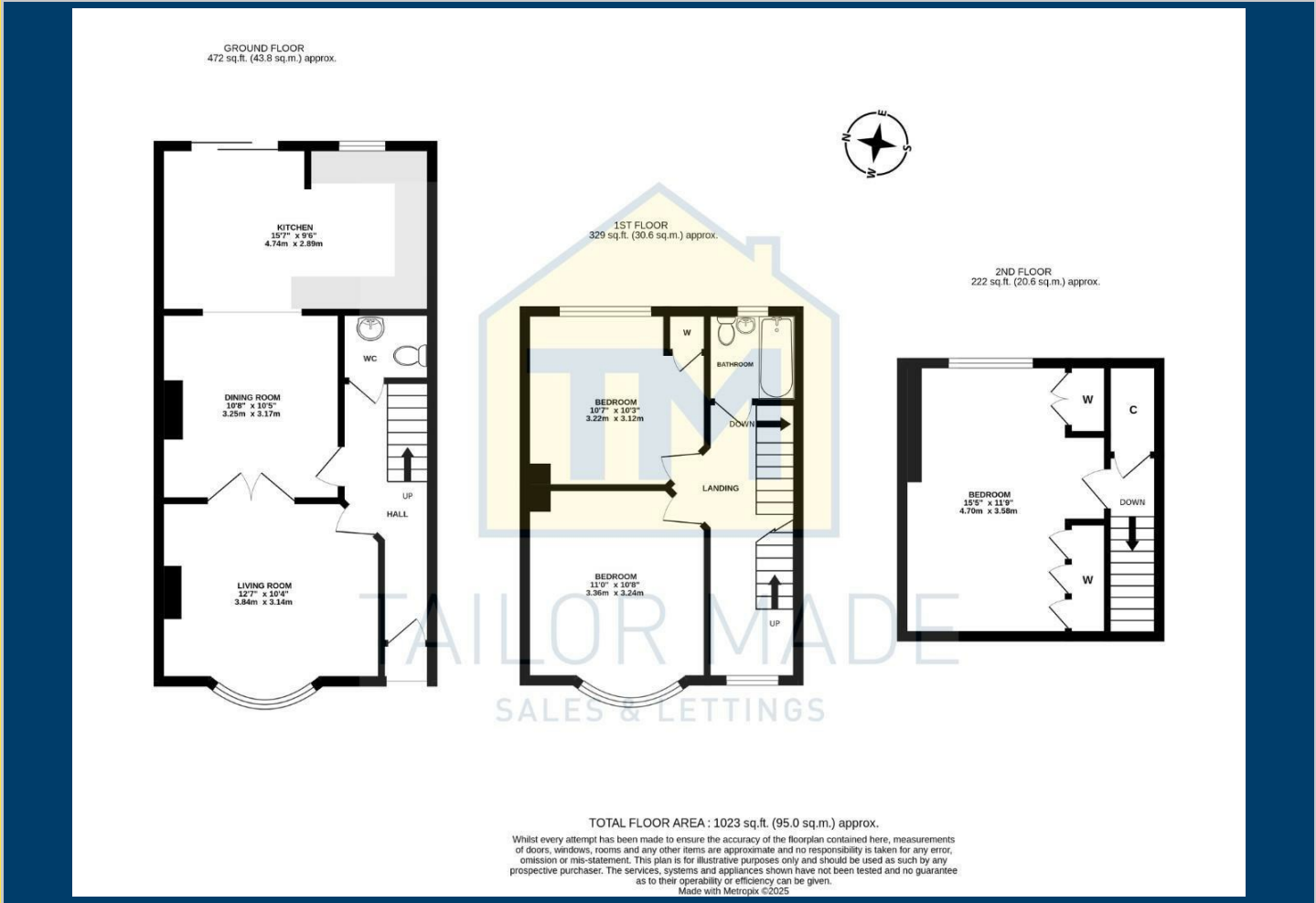
Hybrid Map



Terrain Map



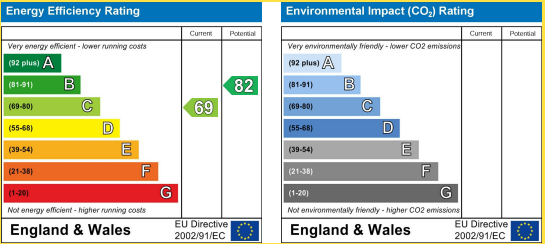
Floor Plan



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.