



TAILOR MADE

SALES & LETTINGS



Maidavale Crescent

Stivichall, Coventry, CV3 6GD

Asking Price £350,000



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Tailor Made Sales and Lettings are delighted to introduce this extended three bedroom semi detached family home, formerly a four bedroom semi detached which has been re-modelled and could be put back to create a larger family home if desired.

Located in a super popular location, ideal for young families looking for excellent schooling, easy access to War Memorial Park, wide range of local amenities and excellent road links in and out of the city.

The property has ample off-road parking, large garage to the front with electric roller door, ideal for future conversion and a good sized, fence enclosed rear garden.

The ground floor comprises a spacious entrance hallway, large open plan living arrangement with lounge area, modern open plan kitchen / diner, patio doors onto the garden and door into the utility area, WC and access to the integral garage.

The first floor comprises two spacious double bedrooms, formerly three bedrooms, but the current owners have enlarged the main bathroom and added an additional WC. The second floor comprises another good sized double bedroom and en-suite shower room.

Full Property Summary

Entrance Hallway

Doors into the kitchen / diner and lounge / diner, stairs to the first floor landing.

Lounge Area

Double glazed sliding patio doors onto the garden, brick fire surround with electric fireplace, central heating radiator and open plan to the kitchen / diner.

Kitchen / Diner

The kitchen area comprises a range of modern white gloss wall and base units, grey laminate counter tops, stainless steel one and half bowl sink drainer, electric oven and four ring electric hob, extractor hood, space for white goods, double glazed window to the front, doors into the hallway, utility and garage area and open plan to the dining / lounge space with further double glazed window onto the garden.

Utility Area

Door to the garden and door into the garage.

First Floor Landing

Doors to the bathroom, separate WC, two double bedrooms and stairs to the second floor.

Bedroom Two

A spacious double bedroom with double glazed window to the rear, built in wardrobe and central heating radiator.

Bedroom Three

Double glazed window to the rear, radiator and walk in wardrobe.

Seperate WC

Double glazed window, WC and wash hand basin with built in vanity unit, central heating radiator.

Bathroom

Double glazed window, wall panelling, separate shower enclosure, bath and radiator.

Second Floor Landing

Door into bedroom one,

Bedroom One

Two Velux sky lights, built in wardrobes, door into the en-suite.

En-Suite

Shower enclosure, WC, wash hand basin, double glazed window.

Tel: 024 76939550

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



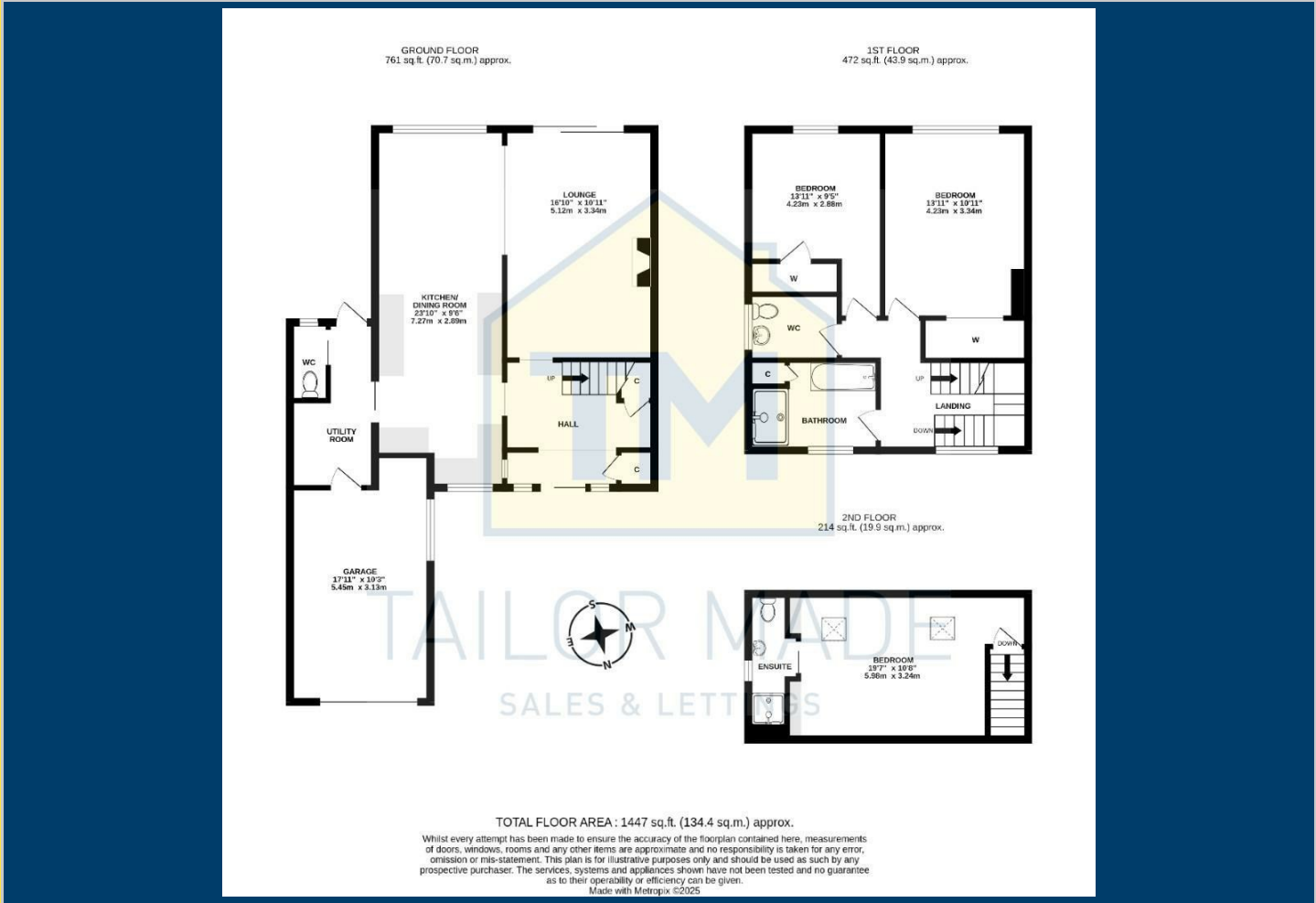
Hybrid Map



Terrain Map



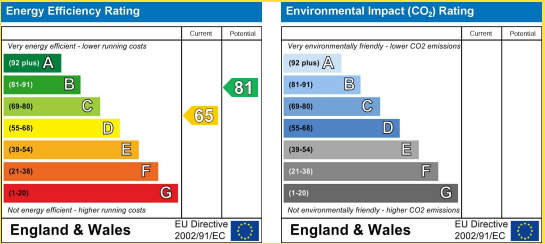
Floor Plan



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.