



TAILOR MADE

SALES & LETTINGS



Joseph Creighton Close

Binley, Coventry, CV3 2QF

Asking Price £255,000



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Tailor Made Sales and Lettings are delighted to bring to market this two double bedroom, detached bungalow, nestled away on a peaceful cul-de-sac within the ever popular area of Binley, set amongst a wide range of shops, local amenities and public transport links.

The property offers off-road parking on the front driveway, along with a brick carport, which others have either added a door to create an enclosed garage or you could fully convert.

The bungalow comprises a spacious entrance hallway, guest cloakroom and WC, large open plan L-shaped lounge / diner with ample glazed windows, flooding the room with natural light, lovely, well equipped modern kitchen with double glazed window and door to the side garden and large glazed panel into the living room, bringing in ample natural light or lending itself to knock through to create a kitchen / diner.

There are two spacious double bedrooms, off the inner hallway, store cupboard and lovely modern, refitted bathroom. There is an outside storage room with power and lighting and lends itself to make a great utility space.

The property has a lovely private rear garden, which could be enlarged with the removal of the large mature shrubs. There is also a good sized side paved patio area.

There is the huge benefit of fully owned solar panels on the roof and the other roof areas have been upgraded. There property is being offered with no onward chain.

Full Property Summary

Entrance Hallway

Door into the cloakroom and lounge / diner

Cloakroom

WC, wash hand basin, double glazed window

L-Shaped Lounge / Diner

Dual aspect double glazed windows to the front and side elevations, including a lovely floor to ceiling double glazed window out the front, wall mounted gas fire, central heating radiators, doors into the kitchen and inner hallway.

Kitchen

A range of modern wall and base units, laminate counter tops, one and half bowl stainless sink drainer, electric oven and four ring hob, extractor hood above, space for washing machine and fridge freezer, glazed window into the lounge / diner, double glazed window and door to the side access.

Inner Hallway

Doors to both double bedrooms, store cupboard and bathroom.

Bathroom

A modern, refitted bathroom, comprising a bath, wash hand basin, WC and fitted vanity unit. Radiator and double glazed window.

Bedroom One

Double glazed window overlooking the garden and radiator.

Bedroom Two

Double glazed window overlooking the garden and radiator.

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



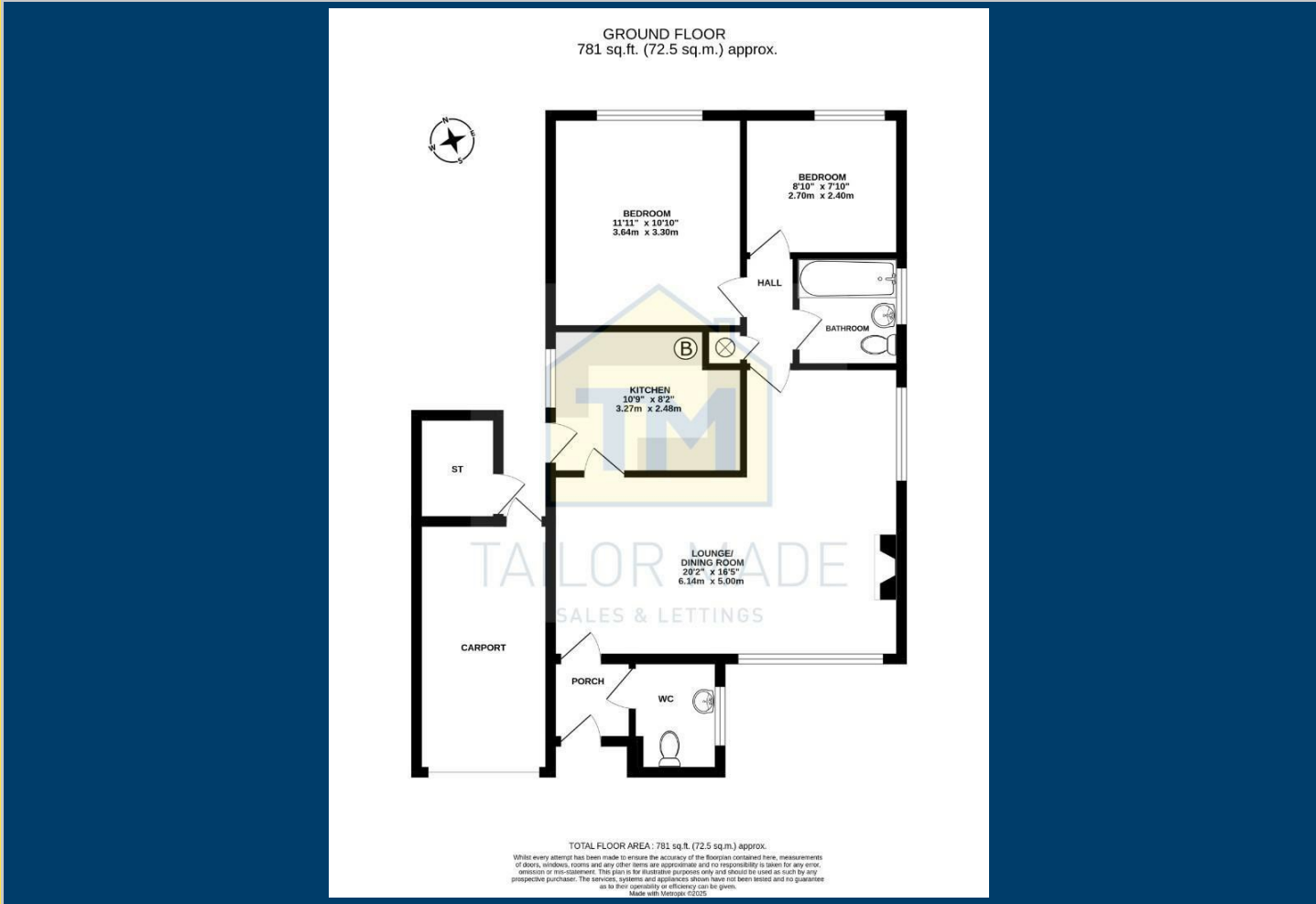
Hybrid Map



Terrain Map



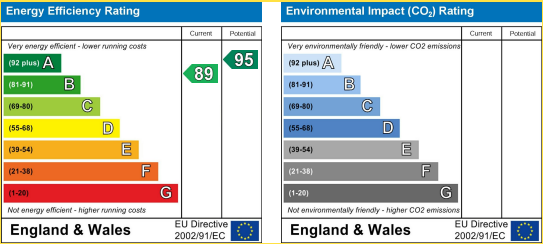
Floor Plan



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.