



TAILOR MADE

SALES & LETTINGS



## Wyken Grange Road

Wyken, Coventry, CV2 3BT

Asking Price £185,000





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Tailor Made Sales and Lettings are delighted to introduce this exciting project, which is an opportunity to add value and make this your excellent sized family home. Located in the sought after area of Wyken, popular with young families taking advantage of good primary and secondary school choices, wide range of local amenities, excellent road links with easy motorway access and a short distance to UHCW Hospital.

The property is in need of full modernisation, but offers great scope to customise the layout and make your own choices, when it comes to fixtures, fittings and decoration styles.

The ground floor comprises a small entrance area with door into a front lounge with lovely bay window, rear reception room and kitchen (offering the opportunity to knock through to create a kitchen / diner), downstairs cloakroom and stairs to the first floor. The first floor offers three bedrooms and a bathroom.

## Full Property Summary

### Hallway

Door to the lounge and stairs to the first floor.

### Lounge

Double glazed bay window to the front elevation, radiator and door into the dining room.

### Dining Room

Radiator, glazed window and door into the kitchen.

### Kitchen

Selection of wall and base units, stainless steel sink

drainer, space for white goods, door into a lobby area leading to the back garden and WC. Double glazed window overlooking the garden.

### WC

### Bedroom One

Double glazed window to the rear, radiator and cupboard housing the combi boiler.

### Bedroom Two

Double glazed window and radiator.

### Bedroom Three

Double glazed window and radiator.

### Bathroom

A white suite comprises a bath, shower over, wash hand basin, WC 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

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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



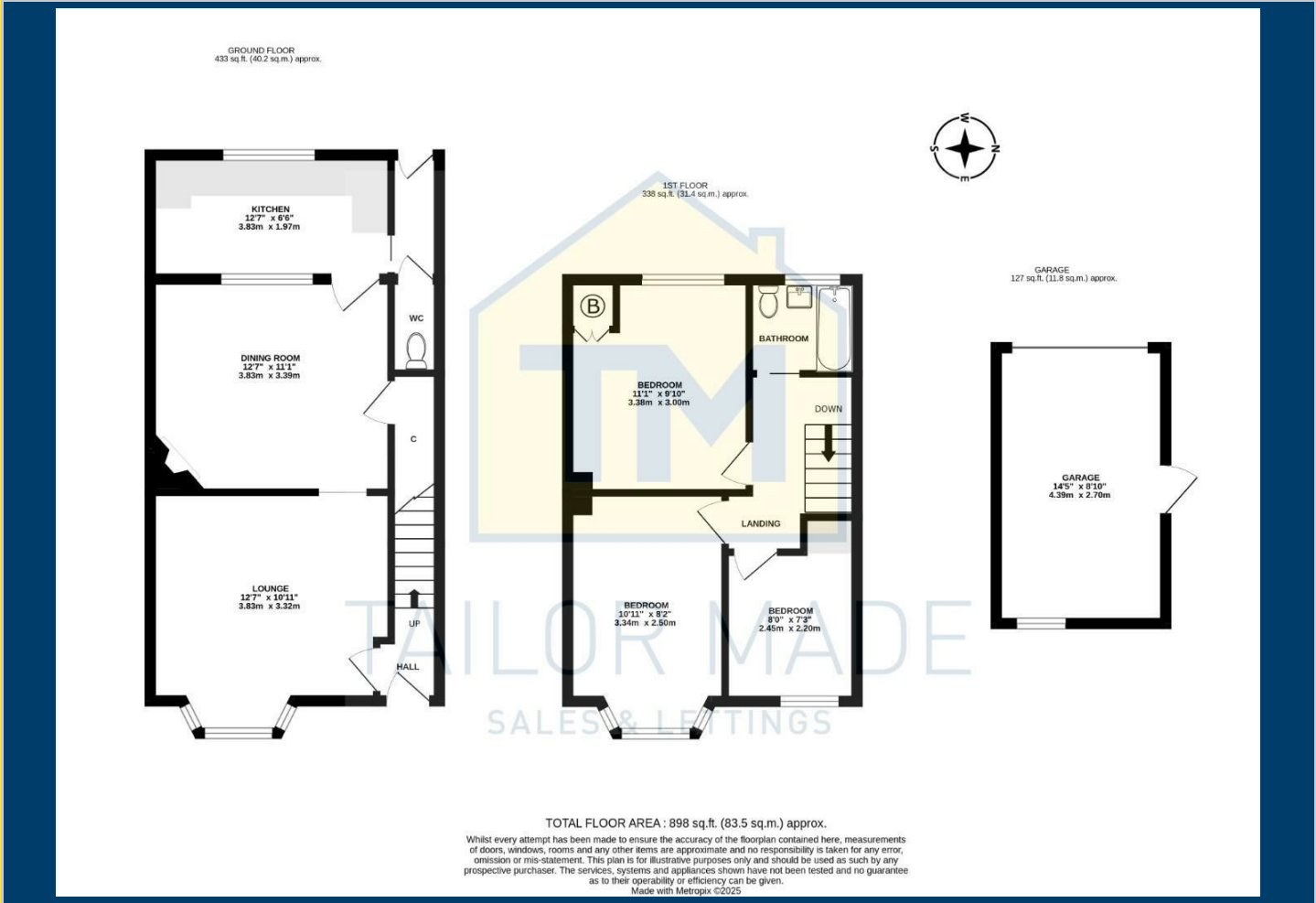
Hybrid Map



Terrain Map



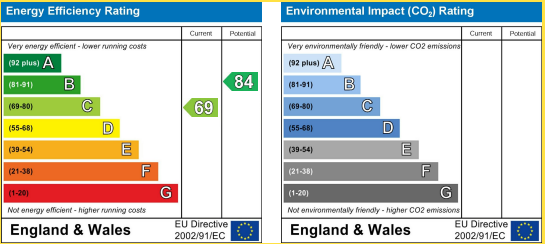
Floor Plan



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.