



TAILOR MADE

SALES & LETTINGS



Redesdale Avenue

Coundon, Coventry, CV6 1BS

Offers Over £300,000



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Tailor Made Sales and Lettings are delighted to introduce this superbly presented, extended four bedroom mid terraced, double bay fronted family home, located in the heart of desirable and popular Coundon.

The property is immaculately presented throughout and benefits from off-road parking to the front for two vehicles with dropped kerb, lovely sized, landscaped rear garden with lovely patio area off the kitchen / diner, lawn with shrub borders, timber shed and gated access to a hard standing with room for a garage and rear vehicular access.

The property benefits from three excellent sized double bedrooms, a good sized single bedrooms, lovely modern family bathroom and en-suite shower room to the master bedroom on the top floor. On the ground floor is an excellent sized entrance hallway, spacious well appointed lounge with bay-window and spacious open plan entertaining kitchen / diner overlooking the garden.

Coundon is a popular choice for those with young families, looking to profit from excellent nearby schooling, wide range of local amenities and excellent transport links in and out of the city.

Full Property Summary

Entrance Hallway

A spacious and welcoming entrance hallway with doors off to the lounge and kitchen / diner, stairs providing access to the first floor with under stairs storage.

Lounge

A lovely appointed lounge with double glazed bay window to the front elevation, built in alcove storage with feature spot lights, central heating radiator

Open Plan Kitchen / Diner

A lovely open plan kitchen / diner, great for home

entertaining and family time. Ample dining space, central heating radiator and double glazed patio doors to the garden. The kitchen comprises a range of farmhouse style wall and base units, laminate counter tops, porcelain sink drainer, large range cooker with five ring burner, extractor hood, space for fridge freezer, dishwasher and washing machine. Double glazed window to the rear.

First Floor Landing

Doors to all three bedrooms and the bathroom, stairs to the top floor master bedroom.

Bedroom Two

Double glazed bay window to the front elevation, lovely corner built in modern wardrobes and central heating radiator.

Bedroom Three

Double glazed window to the rear and central heating radiator.

Bedroom Four

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

Bathroom

A lovely sized modern family bathroom, comprising a white suite including a bath with shower above, bi-folding glass screen, wash hand basin, WC, chrome heated towel radiator and double glazed window.

Second Floor

Master Bedroom

An excellent sized double bedroom with built in wardrobes, eaves storage, central heating radiator and double glazed window to the rear. Door into the en-suite shower room.

En-Suite Shower Room

Modern shower panelling, shower enclosure, wash hand basin with vanity unit, WC, chrome heated towel rail, extractor fan and 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



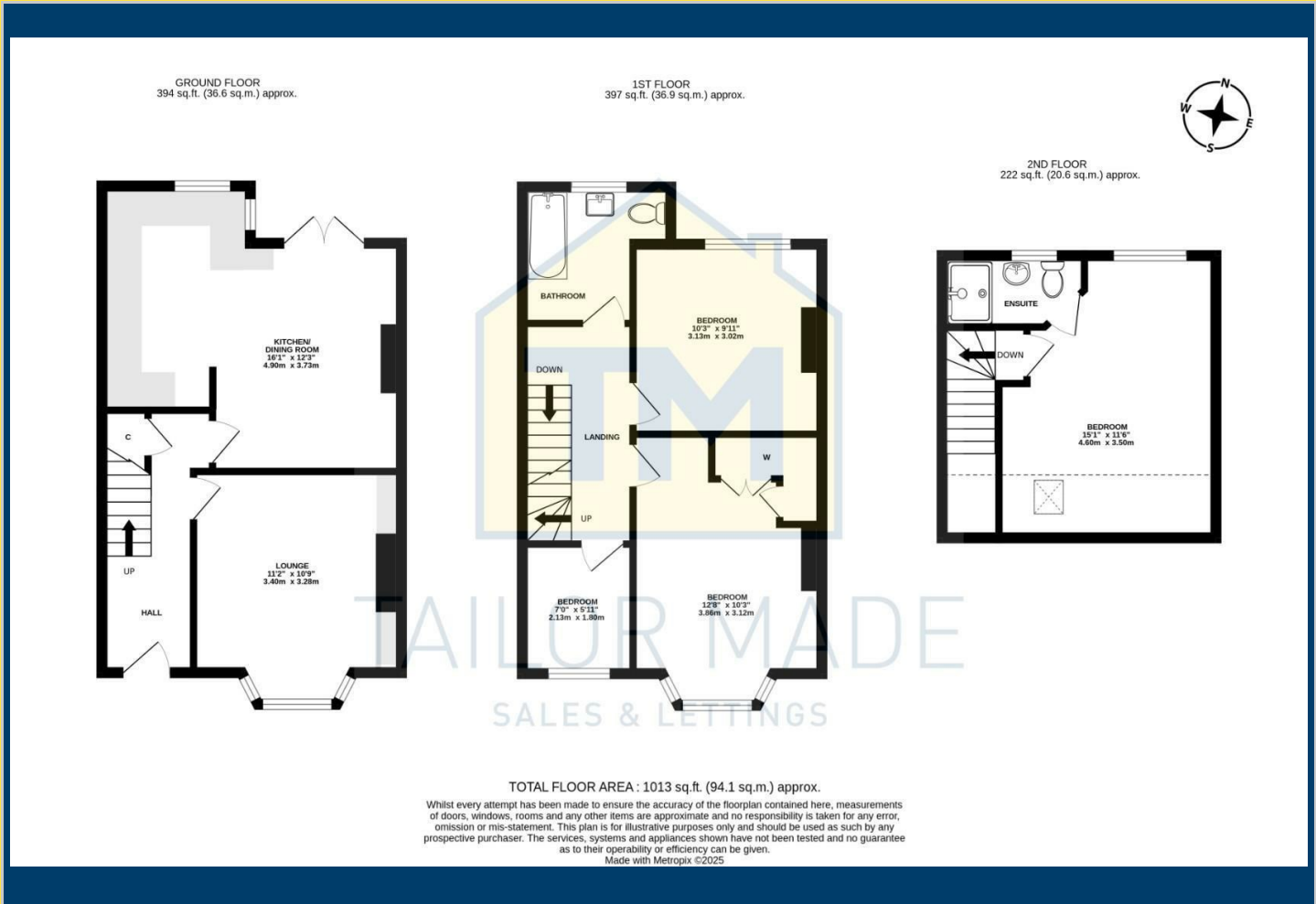
Hybrid Map



Terrain Map



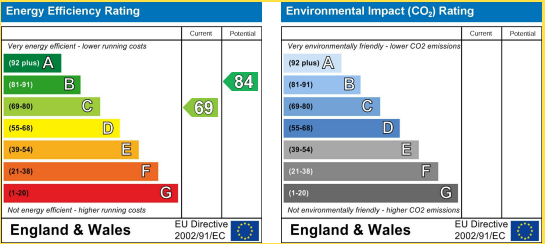
Floor Plan



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.