



TAILOR MADE

SALES & LETTINGS



Sutton Avenue

, Coventry, CV5 7EB

Offers Over £300,000





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, Coventry, CV5 7EB

## Offers Over £300,000



### Property Summary

Tailor Made Sales and Lettings are proud to introduce to market this extended, traditional bay fronted Semi Detached home in the popular Eastern Green.

Located on Sutton Avenue, the area offers a great range of local schooling and amenities and a large green space nearby; an excellent family location.

The property has been extended to the rear, to make a large Kitchen Diner space with further potential to improve and modernise.

Briefly comprising -

Entrance porch, Through Lounge, Downstairs WC and Kitchen Diner space to the rear. To the first floor, there is three good size Bedrooms, one of which currently utilised as a Shower Room, and a Family Bathroom.

To the front of the property there is a large driveway suitable for three cars, and laid turf. There is a low maintenance rear garden, and detached Garage.

The property is well loved by the current owner, and makes a lovely family home.

### Entrance Porch

Large entrance porch, double glazing and door.

### Entrance Hallway

Entrance hallway with stairs to first floor landing, and door to living room and kitchen diner.

### Through Lounge

Large through lounge, double glazing to front elevation. Feature gas fire, also with a log burner ( not currently in use) in the second half of the room.

French doors to the kitchen diner, gas central heating.

### Kitchen Diner

Range of wall and base wooden units, space for dishwasher, washing machine and fridge freezer. Oven and grill with gas hob, stainless steel sink . Leading to Dining Room space, with sliding doors to the rear garden. Door to WC and French Doors from Through Lounge. Tiled flooring throughout, gas central heating and double glazing.

### Downstairs WC

Privacy double glazing, WC and sink.

### Rear Garden

Low Maintenance rear garden, patio space and laid turf. Detached Garage accessible from the side of the property.

### First Floor Landing

Doors to three bedrooms, and bathroom.

### Bedroom One

Large double bedroom, double glazing to front elevation and gas central heating.

### Bedroom Two

Double glazing to rear elevation, and gas central heating.

### Bedroom Three

Double glazing to front elevation, gas central heating. Shower cubicle with shower over.

### Bathroom

Privacy double glazing, WC, sink and bath. Tiled throughout and currently carpeted.

### 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.

Tel: 024 76939550

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/](http://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.

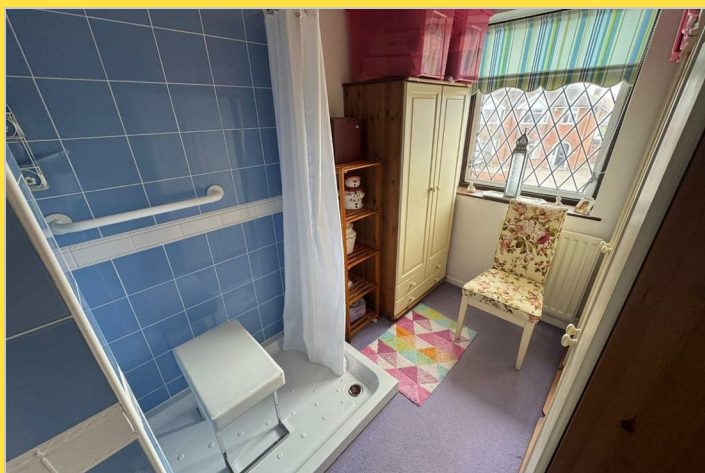
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### 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.





Road Map



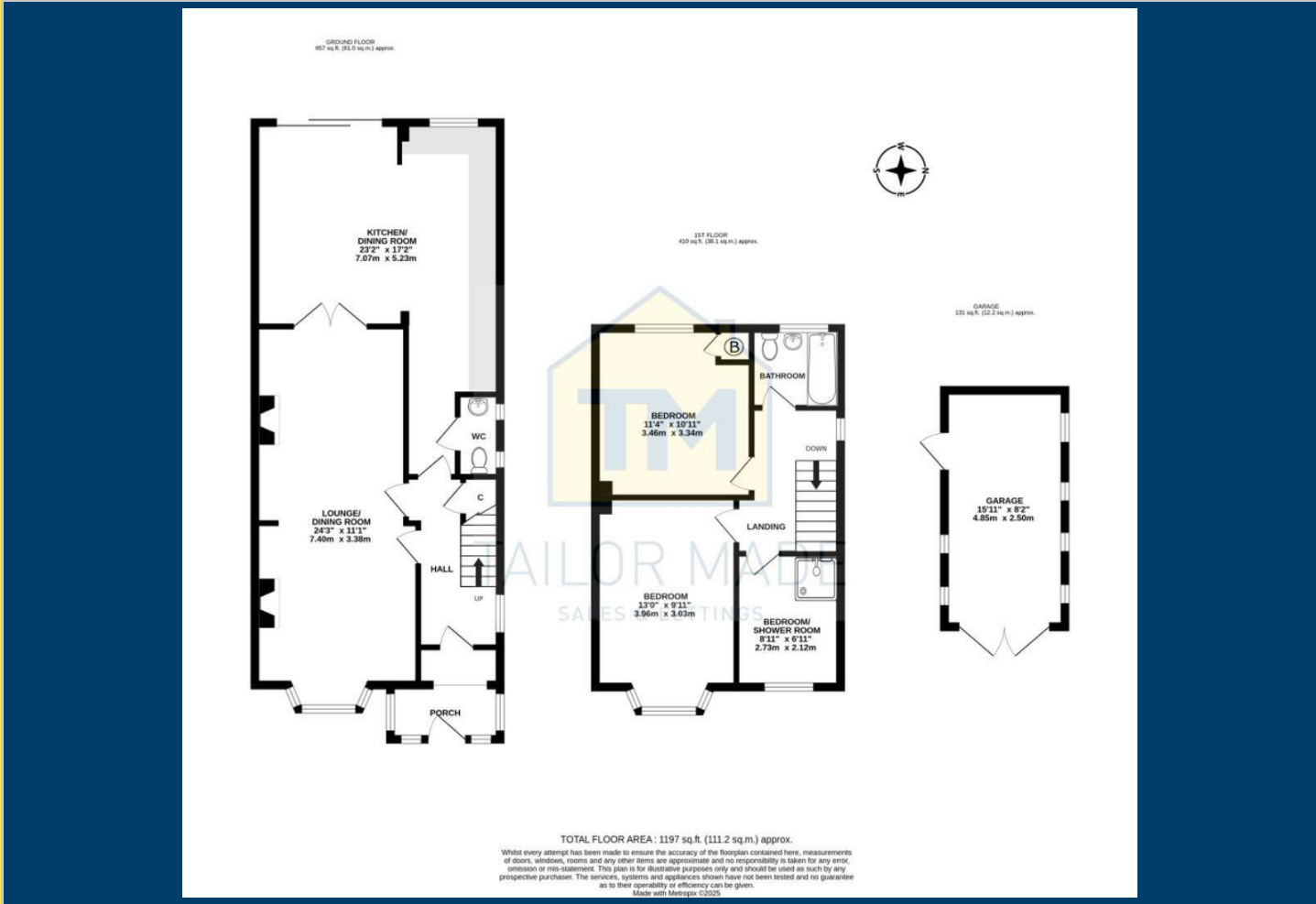
Hybrid Map



Terrain Map



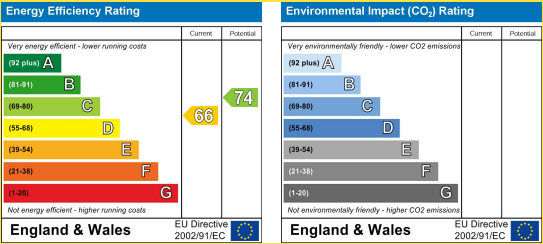
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.