



TAILOR MADE
SALES & LETTINGS



Greendale Road

Whoberley, Coventry, CV5 8AY

Asking Price £160,000



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Tailor Made Sales and Lettings are delighted to offer to market this immaculate, beautifully presented GROUND FLOOR, two double bedroom maisonette, nestled away in the corner of a quiet cul-de-sac with stunning, private garden.

The property comprises a modern composite front door, leading into a spacious entrance hallway with three large storage cupboards, large well decorated lounge / diner with fireplace, providing a focal point to the room, plug in electric fire, electric heater and double glazed patio doors onto a stunning private garden, newly fence enclosed with secure side gate and handy brick built shed.

There is a modern, fully fitted kitchen comprising white units, laminate counter tops, modern tiled splash back areas, stainless steel sink drainer, integrated oven and grill, four ring electric hob, extractor hood, space for washing machine, tumble dryer, dishwasher and fridge freezer. There is a double glazed window, above the sink overlooking the garden.

There is two spacious double bedrooms to the front of the property overlooking the front garden, one currently being used as a dining room, if the second bedroom isn't required. There is an excellent sized modern bathroom with airing cupboard, housing the immersion heater. The bathroom is fully tiled and comprising a modern white suite including a bath with shower over, bi-folding glass screen, WC, wash hand basin, chrome heated towel rail and double glazed window.

Entrance Hallway

Doors to the three large storage cupboard and all principle rooms.

Lounge / Diner

Double glazed window and patio doors to the garden, modern fire place providing a focal point to the room, plug in electric fire, electric wall heater.

Kitchen

A modern, fully fitted kitchen, comprising white wall and base units, laminate counter tops, stainless steel sink drainer, electric oven and grill, four ring electric hob, extractor hood and space for washing machine, tumble dryer, fridge freezer and dishwasher. Double glazed window above the sink overlooking the beautifully garden.

Bedroom One

A lovely spacious double bedroom with double glazed window overlooking the front garden, ample wardrobe space and electric heater.

Bedroom Two

Double glazed window to the front elevation and electric heater.

Bathroom

A modern spacious bathroom comprising clean and crisp white tiling, white suite comprising a bath with shower over, glass bi-folding screen, wash hand basin, WC, chrome heated towel rail, double glazed window and airing cupboard housing the immersion heater.

Agents Note

The lease was extended in 2008 and now has 138 years un-expired. No ground rent and service charges are required, we have been advised general repairs are split 50/50 with the first floor maisonette.

How to Make an Offer

We will require the following information before we

Tel: 024 76939550

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.

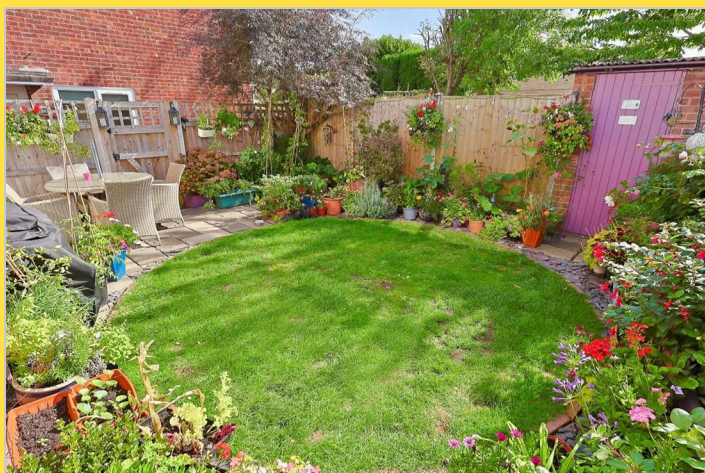
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



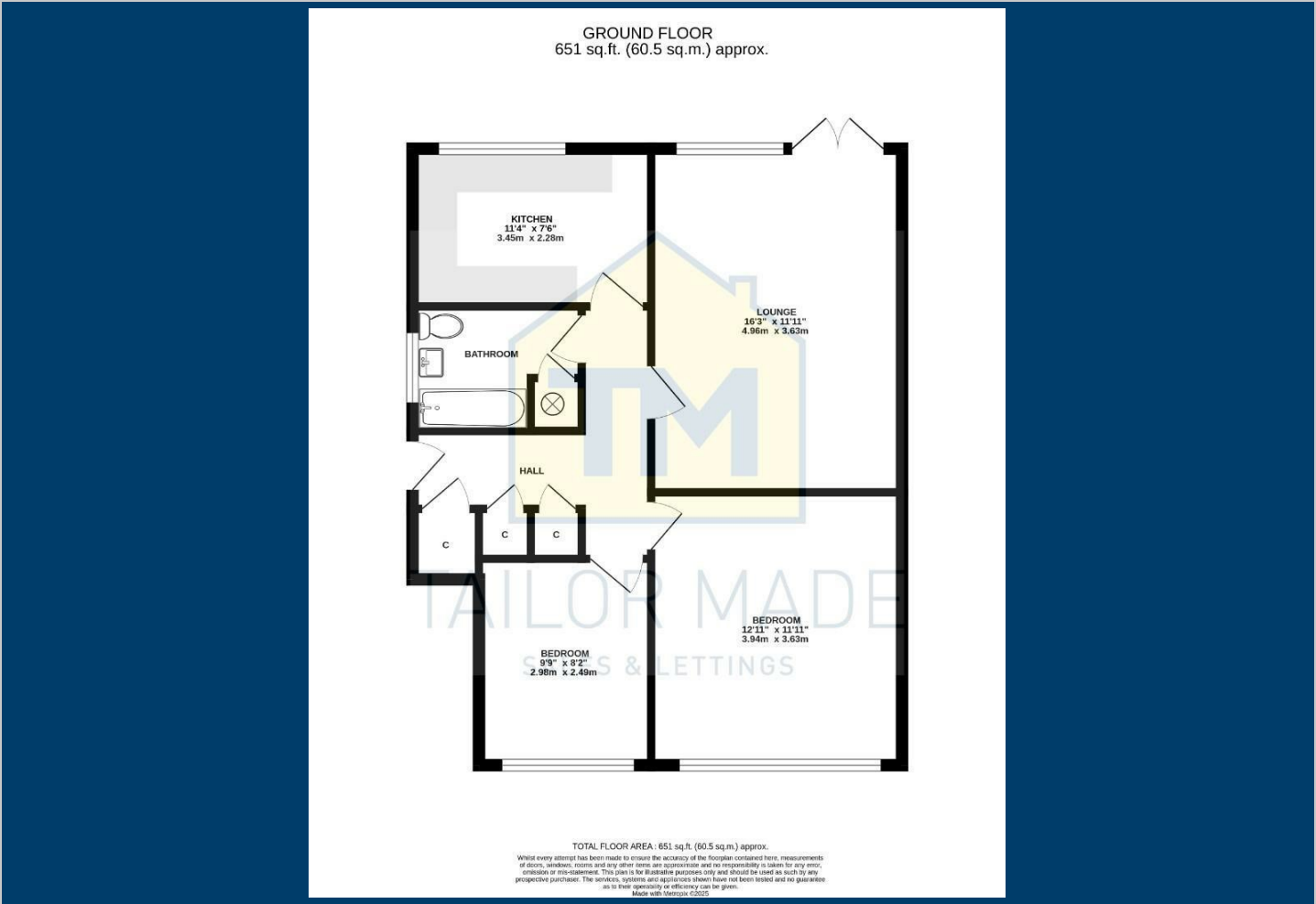
Hybrid Map



Terrain Map



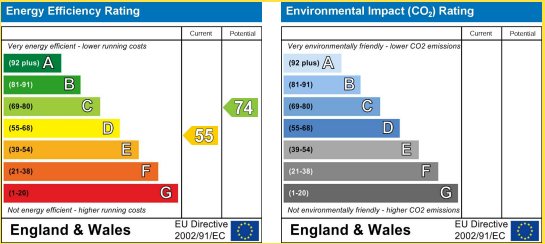
Floor Plan



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.