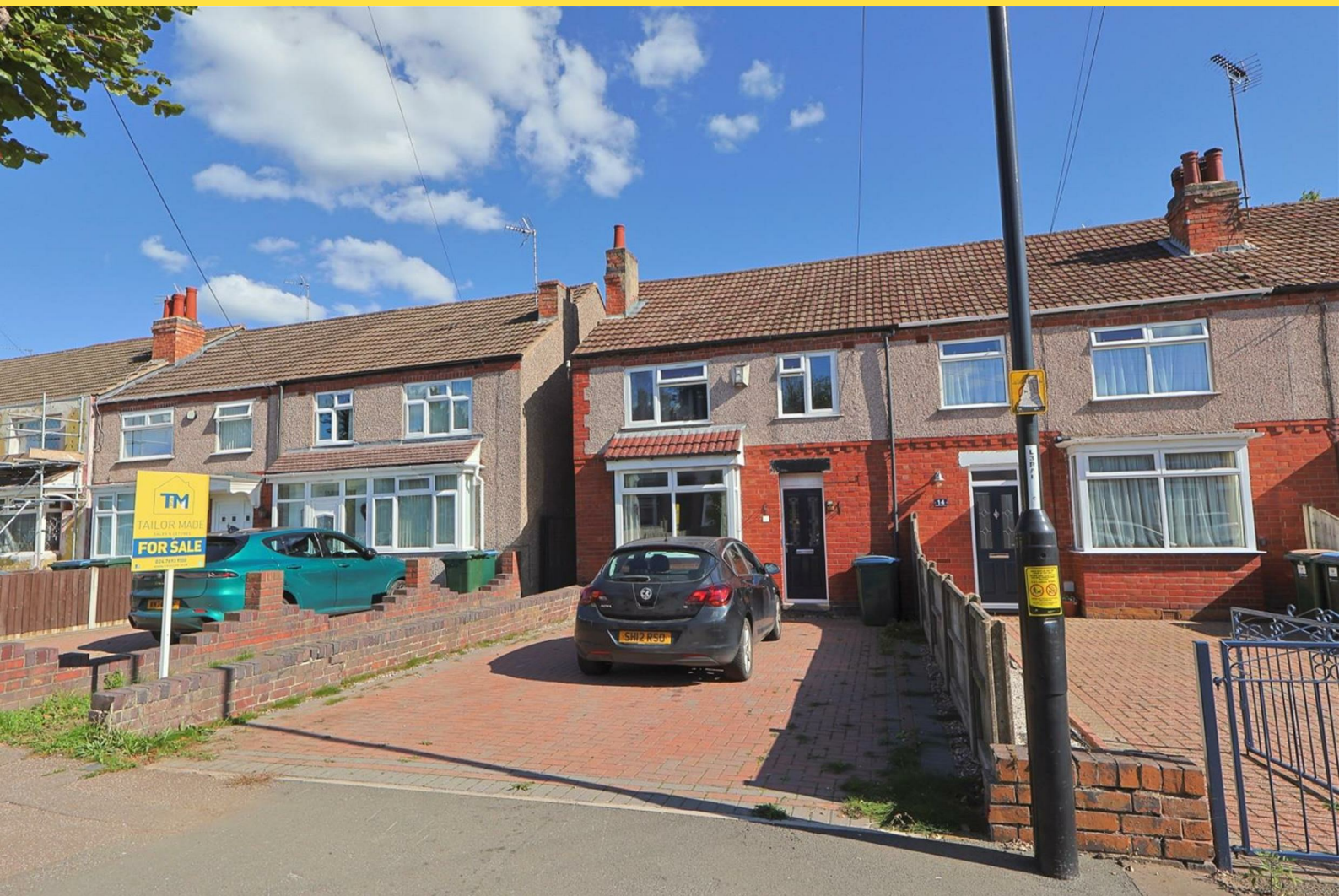




TAILOR MADE

SALES & LETTINGS



Glendower Avenue

Whoberley, Coventry, CV5 8BE

Asking Price £220,000



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Property Summary

Tailor Made are delighted to offer to market this excellent value for Monday three bedroom, traditional double bay fronted end of terrace ideal for both first time, buyers and young families. The property benefits from off-road parking for two plus vehicles and a dropped kerb. The benefit of being end of terrace offers, easy side access, a good sized garden and excellent rear outlook backing onto private allotments.

The property is well positioned on the edge of many areas with it being a short distance to neighbouring Allesley Park with excellent local amenities and large park. Whoberley has a large convenience store and excellent primary school. Earlsdon is also a short walk across Hearsall Common and offers a vibrant scene of bars, restaurants and cafes. There are excellent transport links close by including Canley Rail Station with direct links to Birmingham International, New Street and central London. The A45 provides quick access to the motorway network and the city centre of Coventry is within easy reach.

The ground floor accommodation comprises a front porch, entrance hallway, spacious storage cupboard, front lounge with bay window and rear dining room, semi open plan to a modern white gloss kitchen.

The first floor comprises a modern bathroom, two spacious double bedrooms and a good sized single room.

The rear garden is an excellent size, fence enclosed backing onto private allotments and offers a complete blank canvass for new buyers to add their stamp. Currently comprising a decking area which requires improvement and lawn.

Living Room

Bay window to front elevation, central heating radiator and gas feature fireplace.

Kitchen/diner

Dining room with patio door put to the rear garden, central heating radiator and open to kitchen. Kitchen with matching white gloss floor and wall mounted units. electric cooker, gas

hob, stainless steel sink with drainer. space for washing machine and fridge freezer.

Bedroom One

Double glazed window to front elevation, central heating radiator.

Bedroom Two

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation, central heating radiator and built in storage.

Bathroom

Fully shower boarded with privacy window to rear elevation, matching white suite consisting of Vanity with WC and sink, bath with shower over and shower screen.

Garden

Laid to lawn with decking with an outlook over local allotments.

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/

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)

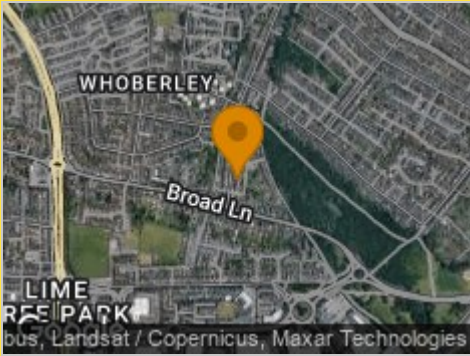
Should you have any question on the above please contact us.



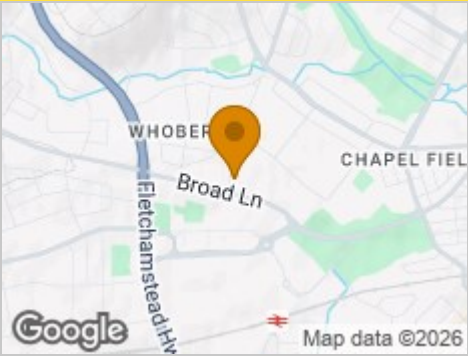
Road Map



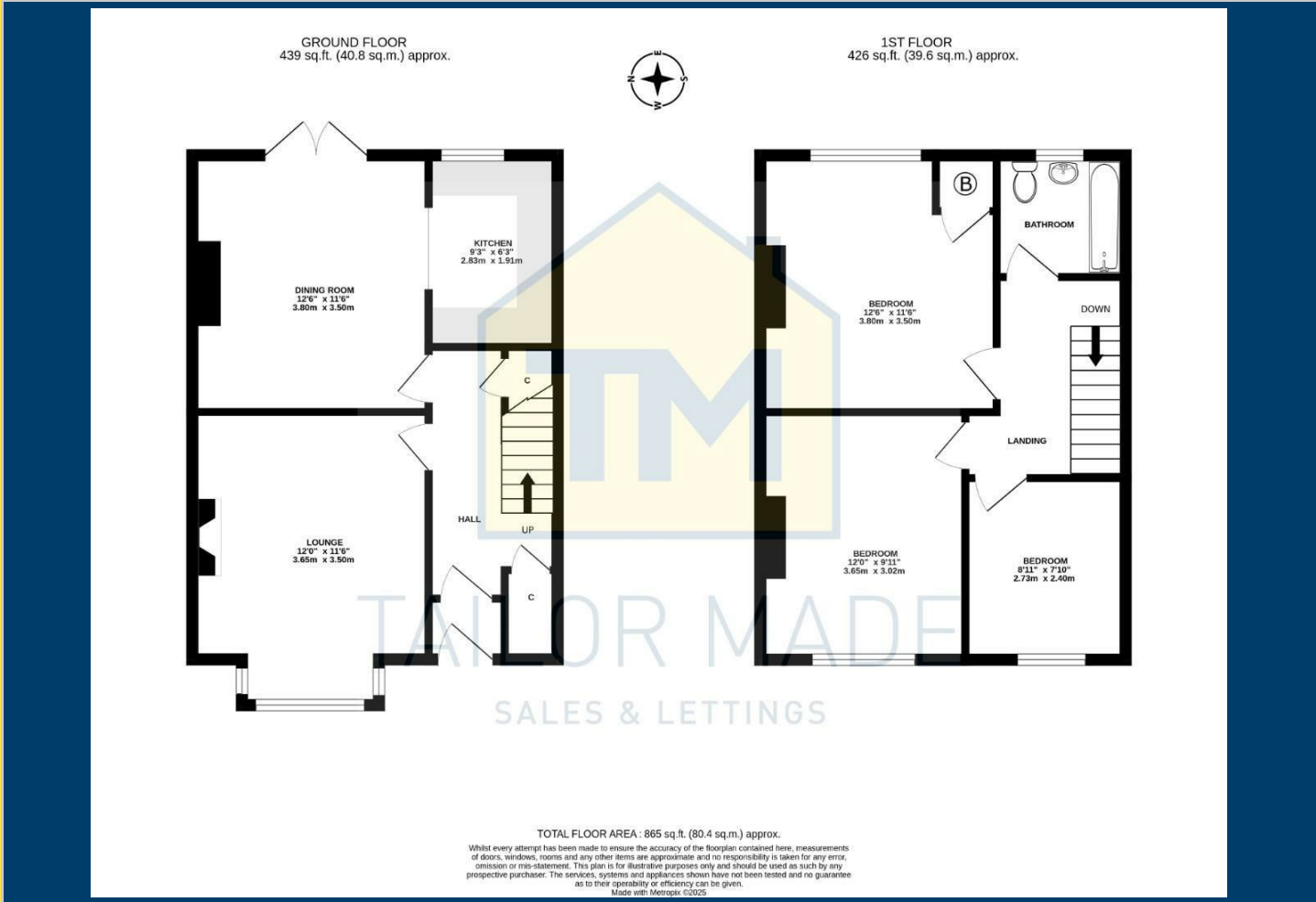
Hybrid Map



Terrain Map



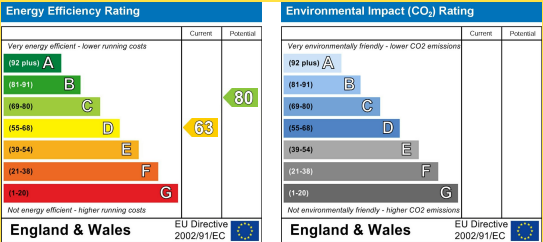
Floor Plan



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