



TAILOR MADE

SALES & LETTINGS



Braemar Close

Norton Hill Estate, Coventry, CV2 3BE

Asking Price £280,000



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A pleasure to offer to market this excellent three bedroom semi detached family home, nestled away on a peaceful cul de sac in this ever popular estate, close to a wide range of local amenities, excellent primary and secondary schooling, on the doorstep of Wyken Nature Reserve and short distance to UHCW, a major employer in the local area,

The property offers off road parking to the front, leading a single garage. A lovely sized private rear garden with detached garden room / home bar.

The ground floor accommodation has been extended and comprises an entrance hallway, lovely sized lounge, open plan stunning high-spec fitted kitchen / diner and downstairs shower room and WC. There are bi-folding doors onto a lovely, well kept, private mature garden, excellent garden room / bar with power and lighting, great for entertaining.

The first floor offers two excellent double bedrooms, a good sized single bedroom, stairs to a loft room and modern well presented family bathroom.

The second floor offers an excellent loft room with Velux lights, a welcomed additional room for growing families.

Full property summary

Entrance Hallway

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

Lounge

Dual aspect double glazed windows to the front and side elevation, gas fire with stunning surround, feature acoustic wall panelling. Central heating radiator.

Extended Open Plan Kitchen / Diner

A stunning high-spec kitchen, fitted by Wren Kitchens, comprising a range of white gloss wall and base units with plenty of upgrades including corner carousel storage, pull out larder units, drawers, stunning granite work tops, inset sink drainer, feature spray tap, under counter stylish lighting, and range of integrated appliances including ; high spec dual zone oven, microwave and air fryer combi, induction hob (gas connection still available), Neff dishwasher, fitted washing machine, wine/beer fridge and fridge freezer. There is a ample dining space open plan to the kitchen, bi-folding doors to the garden with built in blinds and door into the WC and shower room.

Downstairs Shower Room and WC

A modern and contemporary, fully tiled shower room with shower enclosure, WC, wash hand basin with vanity unit, heated towel rail and double glazed window.

First Floor Landing

Doors to all three bedrooms and the family bathroom. Stairs to the second floor loft room.

Bedroom One

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

Bedroom Two

Double glazed windows to the rear elevation and central heating radiator.

Bedroom Three

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

Family Bathroom

A modern, fully tiled bathroom comprising a white suite, including a bath with shower over, glass screen, wash hand basin with vanity unit, WC, large storage cupboard, radiator and double glazed window to the rear.

Tel: 024 76939550

Loft Room

Two Velux sky lights, spot lights and central heating radiator.

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.

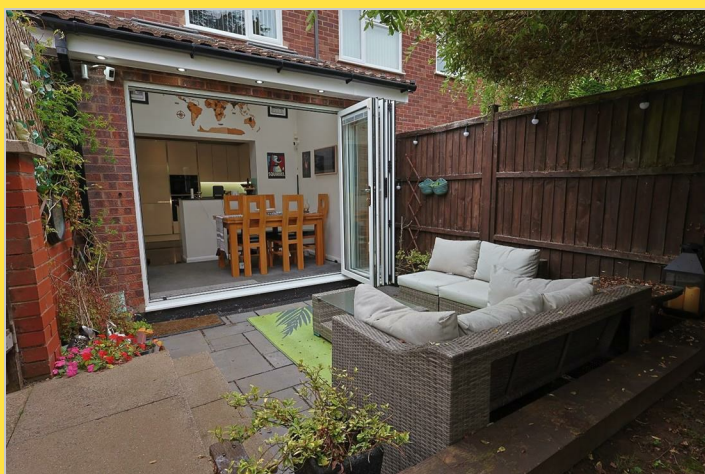
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



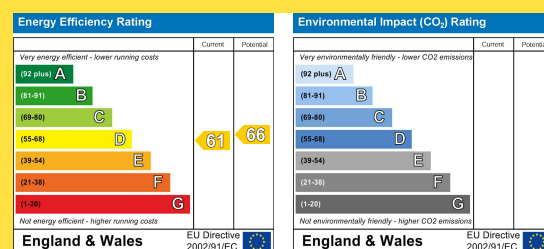
Floor Plan



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