



TAILOR MADE

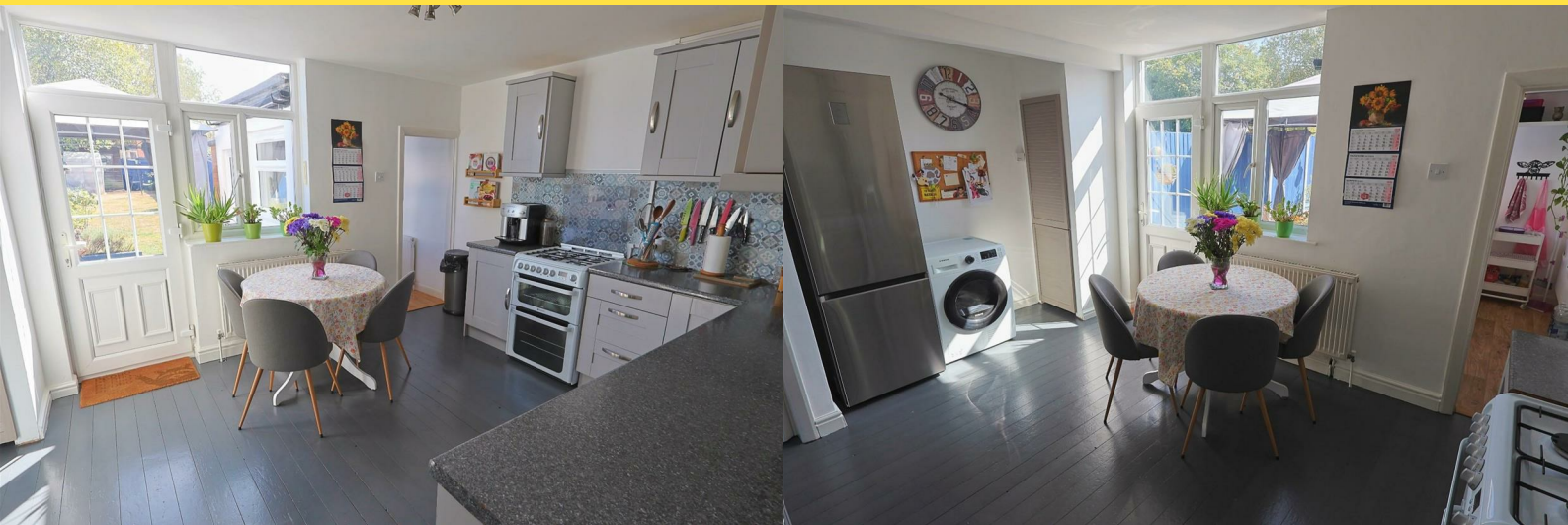
SALES & LETTINGS



Wyken Way

Wyken, Coventry, CV2 3HG

Offers Over £200,000



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Tailor Made Sales and Lettings are delighted to offer this exceptional two double bedroom, completely refurbished property on Wyken Way. The property occupies a superb sized plot with large rear garden and block paved frontage.

The current owner has completed renovated the property from top to bottom. The front facade has been rendered and a top spec front Hybrid Entrance Door with Polyurethane Foam Core has been installed, now providing a small porch with pitched roof. The lounge is completely open plan with double glazed bay window to the front elevation, central heating radiator, laminate flooring, stairs to the first floor and door into the kitchen / diner.

The kitchen / diner has a range of modern wall and base units, laminate counter tops, exposed original, painted flooring, ample dining and entertaining space, freestanding cooker with four ring gas hob, stainless steel sink drainer, space for fridge freezer, pantry with wall mounted modern gas combination boiler, double glazed window and door to the garden and door leading into the utility room. The utility has a selection of base units, laminate counter top, stainless steel sink drainer, space for washing machine and tumble dryer. There is a double glazed window to the side elevation.

The first floor comprises two very generous double bedrooms, the master bedroom stretching across the entire frontage of the property with two double glazed windows to the front, built in wardrobes and central heating radiator. The rear double bedroom is a blank canvass with double glazed window to the rear and central heating radiator.

The modern bathroom is completely tiled with white suite including a bath with shower over, glass screen, wall hung WC, wash hand basin with vanity unit, LED mirror, radiator and double glazed window.

The rear garden is an excellent sized with modern concrete sectional fencing, flanking both sides, modern decking area just off the kitchen / diner, gazebo, large lawned area with flower borders, two timber sheds and gated rear access to the

service road.

Full Property Summary

Entrance Porch

Door leading into the open plan lounge

Lounge

Double glazed bay window to the front elevation, central heating radiator, stairs to the first floor and door into the kitchen / diner.

Open Plan Kitchen / Diner

The kitchen / diner has a range of modern wall and base units, laminate counter tops, exposed original, painted flooring, ample dining and entertaining space, freestanding cooker with four ring gas hob, stainless steel sink drainer, space for fridge freezer, pantry with wall mounted modern gas combination boiler, double glazed window and door to the garden and door leading into the utility room.

Utility

The utility has a selection of base units, laminate counter top, stainless steel sink drainer, space for washing machine and tumble dryer. There is a double glazed window to the side elevation.

First Floor Landing

Doors to the bathroom and both double bedrooms.

Bedroom One

A large double bedroom with two double glazed windows, built in wardrobes and central heating radiator.

Bedroom Two

Double glazed window and central heating radiator to the rear

Bathroom

A fully tiled modern bathroom with bath, shower over, glass sceeen, wash hand basin with vanity unit, wall hung WC, LED mirror, double glazed window 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:

Tel: 024 76939550

- 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 some of our photographs may include the use of

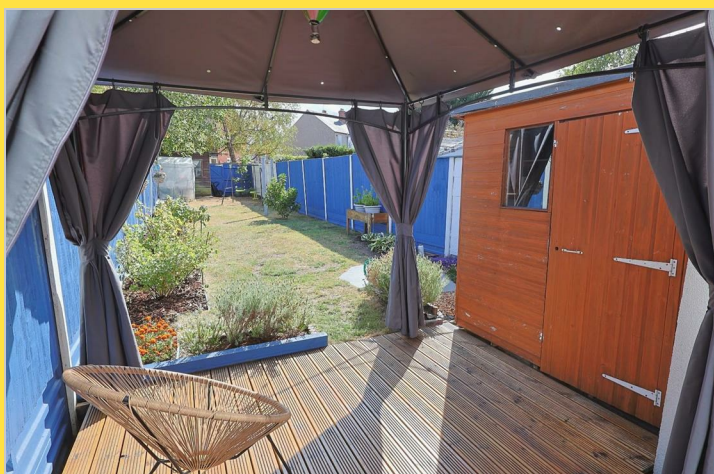
AI furnishings to demonstrate how a room could be presented.

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



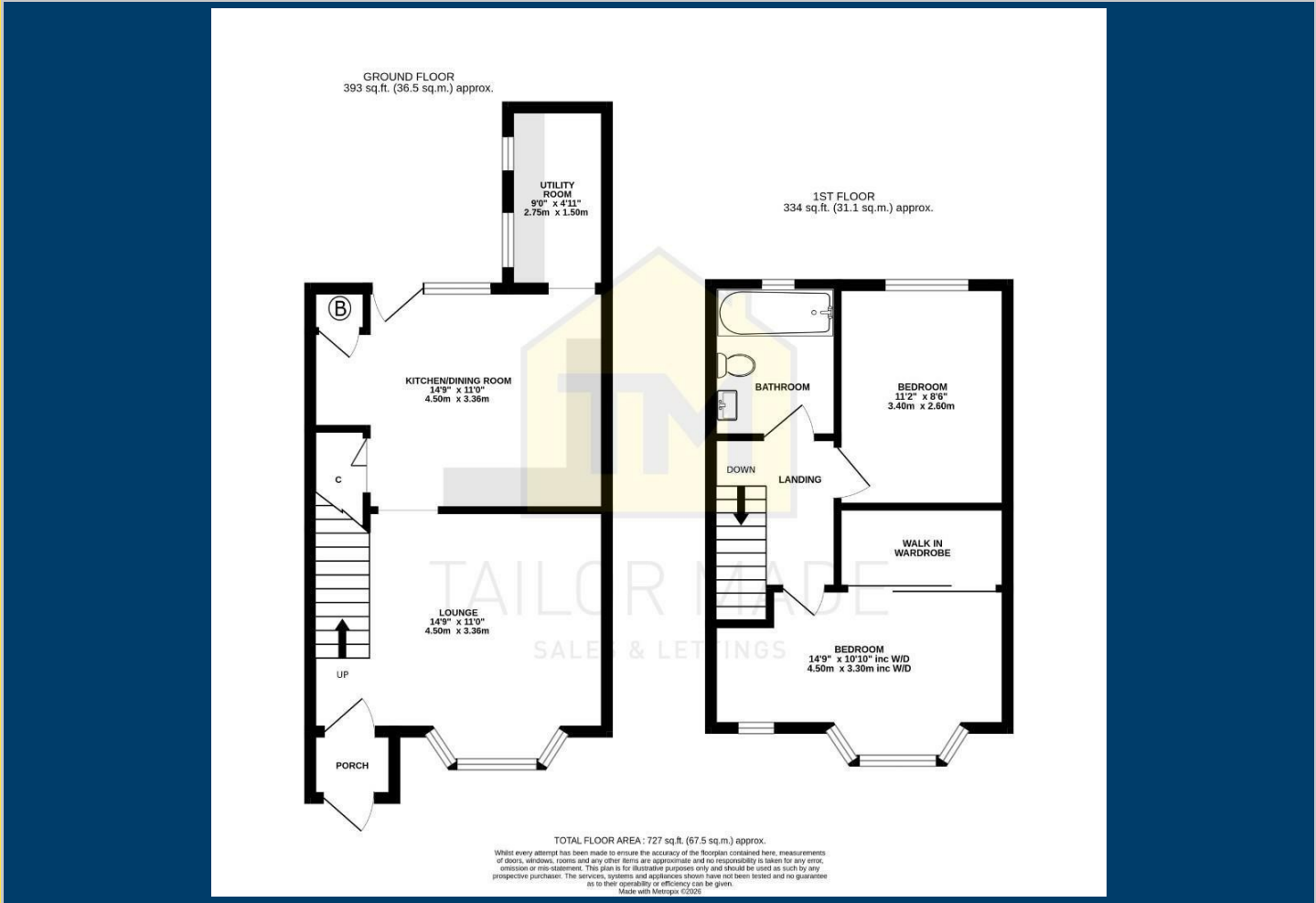
Hybrid Map



Terrain Map



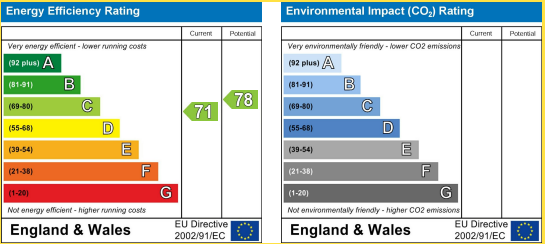
Floor Plan



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.