



**TAILOR MADE**  
SALES & LETTINGS



**Courtleet Road**

Cheylesmore, Coventry, CV3 5GS

Offers Over £250,000



# Courtlet Road

## Cheylesmore, Coventry, CV3 5GS

Offers Over £250,000



Tailor Made Sales and Lettings are delighted to introduce this excellent three bedroom, extended mid terraced family home, situated within a quiet residential street in popular Cheylesmore. An area offering great local amenities with a wealth of shops and eateries at nearby Daventry Road Parade, local parks, good schooling, recreational facilities and superb transport links with easy access in and out of the city.

The property has plenty of kerb appeal with its traditional double bay appearance, well kept frontage and the huge benefit of no onward chain.

The ground floor accommodation comprise a spacious entrance hallway, front lounge with bay window, excellent sized rear reception room, either a formal dining room or additional sitting room, modern fully fitted and extended kitchen overlooking the garden.

The first floor has three generous sized bedrooms and a modern family bathroom.

The rear garden is a good size, fairly low maintenance with a private aspect, not overlooked and benefits from rear vehicular access.

Full property summary

### Entrance Hallway

Doors off to both reception rooms and the kitchen. Under stairs storage, radiator and stairs to the first floor

### Lounge

Double glazed bay window to the front elevation, radiator.

### Dining Room

Double glazed patio doors onto the garden and central heating radiator.

### Extended Kitchen

A range of modern wall and base units, breakfast bar and laminate counter tops, four ring hob, electric oven, extractor fan, built in fridge freezer and dishwasher, space for washing machine, wall mounted gas combination boiler, double glazed window and door onto the garden.

### First Floor Landing

Doors off to all three bedrooms and the bathroom. Access to the roof space and opportunity to extend upwards.

### Bedroom One

Double glazed bay window, wardrobes and central heating radiator.

### Bedroom Two

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

### Bedroom Three

Double glazed window and central heating radiator.

### Bathroom

A modern fully tiled bathroom comprising a white suite, including a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

### 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

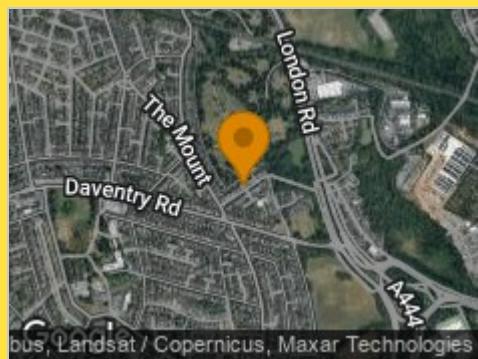
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



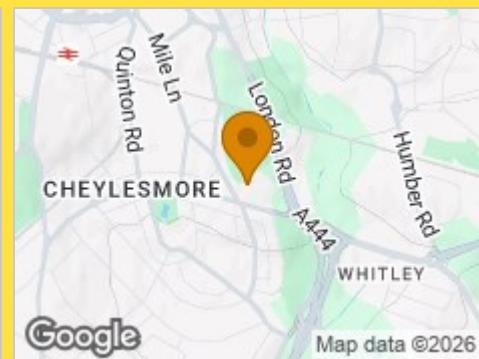
## Road Map



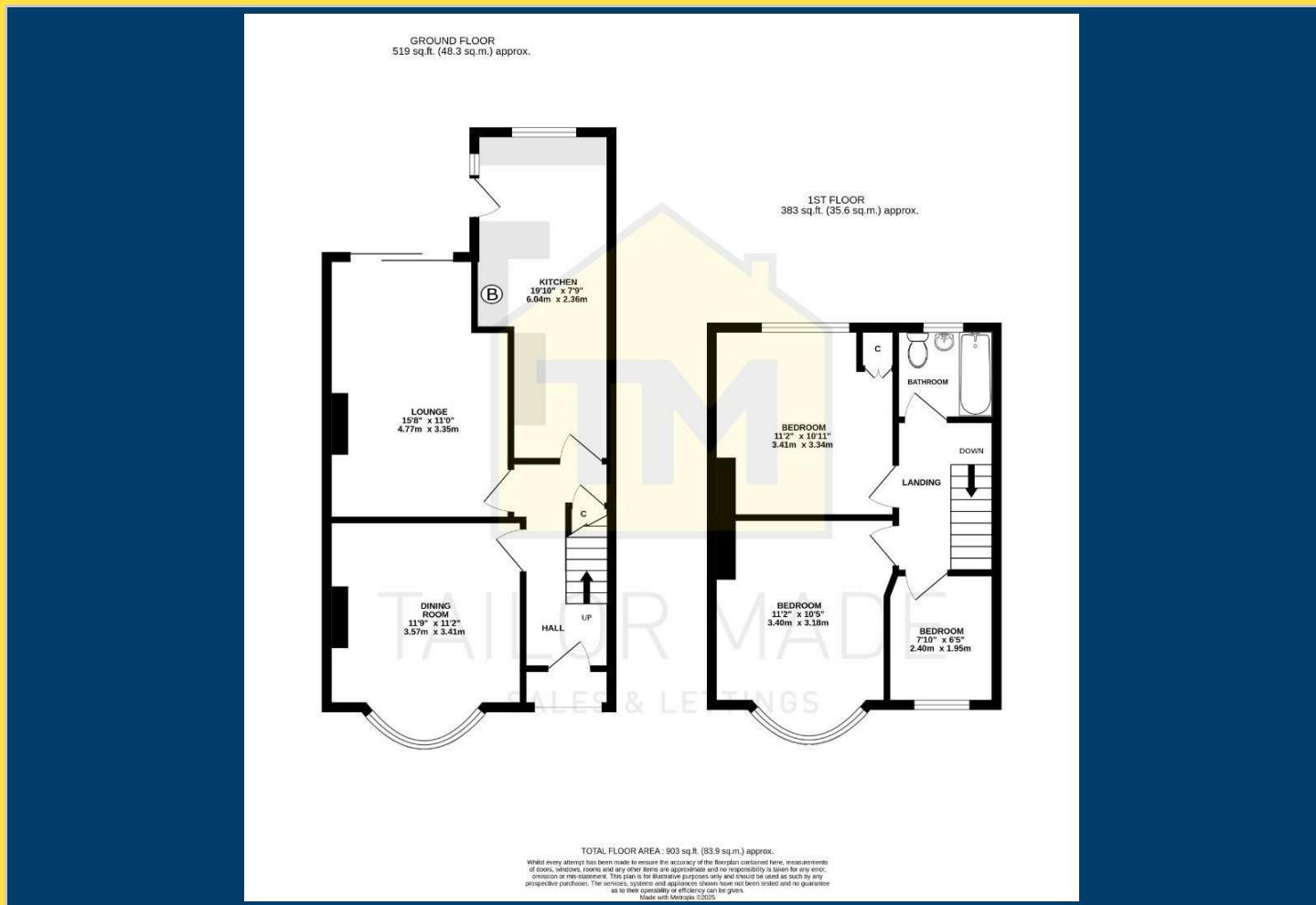
## Hybrid Map



## Terrain Map



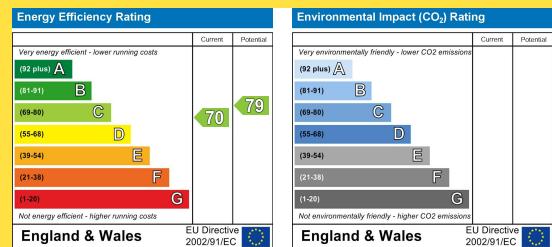
## Floor Plan



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