



TAILOR MADE

SALES & LETTINGS



Gleneagles Road

Wyken, Coventry, CV2 3BH

Offers In The Region Of £345,000



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Tailor Made Sales and Lettings are delighted to offer this excellent, largely extended four bedroom, semi detached family home occupying a prominent corner plot in the hugely desirable 'Norton Hill Estate', Wyken.

The property is perfectly positioned on the edge of Wyken Nature Reserve, wide range of local amenities, excellent schooling, large retail units and University Hospital Coventry and Warwickshire.

This excellent family home occupies a generous corner plot, offered for sale with NO ONWARD CHAIN and also benefits from off-road parking and a detached garage.

The ground floor comprises a sizeable entrance porch, leading into an entrance hallway. There is a large through lounge / diner, extended open plan L-shaped kitchen / diner and downstairs WC.

The first floor comprises four excellent sized bedrooms, the master bedroom benefits from a large wet room and fitted wardrobes. The main bathroom comprises a bath with shower over, WC, wash hand basin.

There are gardens to the front, side and rear, along with a driveway and detached garage.

Full Property Summary

Entrance Hallway

Doors off to the lounge / diner, kitchen / diner and downstairs WC. Stairs provide access to the first floor.

Lounge / Diner

Double glazed window to the front elevation, gas fire, central heating radiators and double glazed patio doors to the garden.

Kitchen / Diner

A lovely L-shaped extended kitchen / diner, comprising a range of comprehensive wall and base units, large range cooker and gas hob, extractor hood, stainless steel sink drainer, space for a large American fridge freezer, washing machine, double glazed windows to the front, side and rear elevation. Ample dining area, utility space, double glazed door to the garden and door into the hallway

Cloakroom

WC and wash hand basin.

First Floor Landing

Doors off to all bedrooms and the family bathroom.

Bedroom One

Double glazed window to the front elevation, central heating radiator, built in wardrobes, double glazed window to the side elevation, door into the en-suite.

En-Suite Shower Room

A modern wet room, with walk in shower area, WC, wash hand basin with vanity unit, heated towel rail, double glazed window to the rear.

Bedroom Two

Double glazed window to the front elevation and central heating radiator

Bedroom Three

Double glazed window to the rear, built in wardrobes and central heating radiator.

Bedroom Four

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

Bathroom

A 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 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



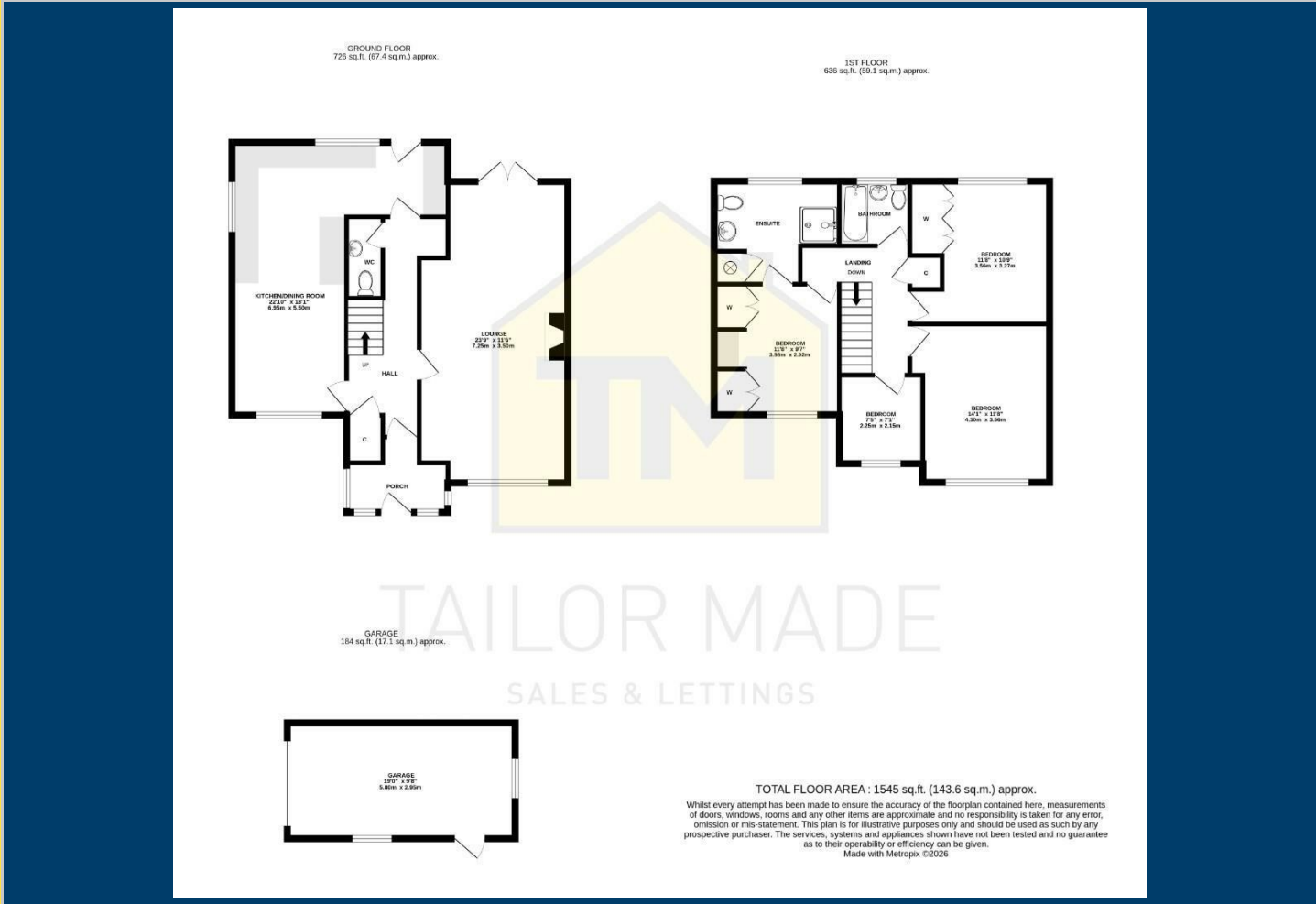
Hybrid Map



Terrain Map



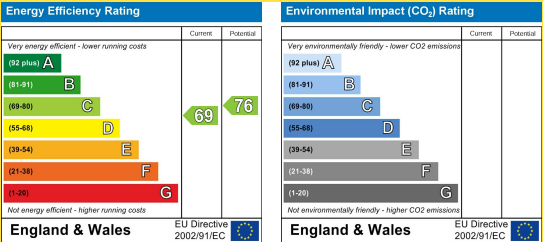
Floor Plan



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.