



TAILOR MADE  
SALES & LETTINGS



## Grant Road

, Coventry, CV3 1GQ

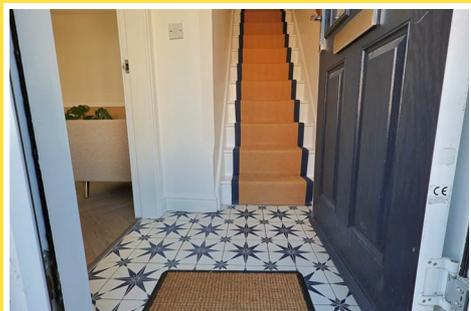
Asking Price £210,000



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Tailor Made Sales and Lettings are delighted to bring to market this beautiful two double bedroom, end of terrace property located in Lower Stoke. An ideal home for your first purchase or if you were looking to downsize.

This property is superbly presented throughout, with upgraded front fencing, composite front door leading to a small entrance hallway, beautifully tiled, coat storage and door into the lounge. There is a large double glazed window to the front elevation, under stairs storage, central heating radiator, built in alcove storage and shelving, feature fire place with tiled half and electric inglenook affect fire. There is a door into a modern open plan kitchen / diner, comprising a range of white gloss wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, electric oven, extractor hood and space for washing machine. There is ample dining space, double glazed window and double glazed door to the garden.

The first floor has a superb sized master bedroom across the front of the property with large built in wardrobe, central heating radiator, beautiful cast iron feature fire place and double glazed window to the front elevation. The rear bedroom is also a good sized double bedroom, currently used as a home office with double glazed window overlooking the garden and central heating radiator.

The bathroom has modern tiling, including the floor and comprises a white suite including a bath with shower over, glass screen, WC, wash hand basin, heated towel rail and double glazed window to the rear elevation.

The garden is fence enclosed with secure gated side

access and comprises a paved patio, large lawn , shrub border and timber shed.

## Full Property Summary

### Entrance Hallway

Tiled flooring, door the lounge and stairs to the first floor.

### Lounge

Double glazed window to the front elevation, built in alcove storage and shelving, radiator, under stairs storage and door into the kitchen / diner.

### Kitchen / Diner

Comprising a range of white gloss wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, electric oven, extractor hood and space for washing machine. There is ample dining space, double glazed window and double glazed door to the garden.

### First Floor Landing

Doors to the bathroom and both double bedrooms.

### Bedroom One

Double glazed window to the front elevation, central heating radiator, lovely cast iron feature fire and built in wardrobe.

### Bedroom Two

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

### Bathroom

The bathroom has modern tiling, including the floor and comprises a white suite including a bath with shower over, glass screen, WC, wash hand basin, heated towel rail and double glazed window to the rear elevation.

## 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



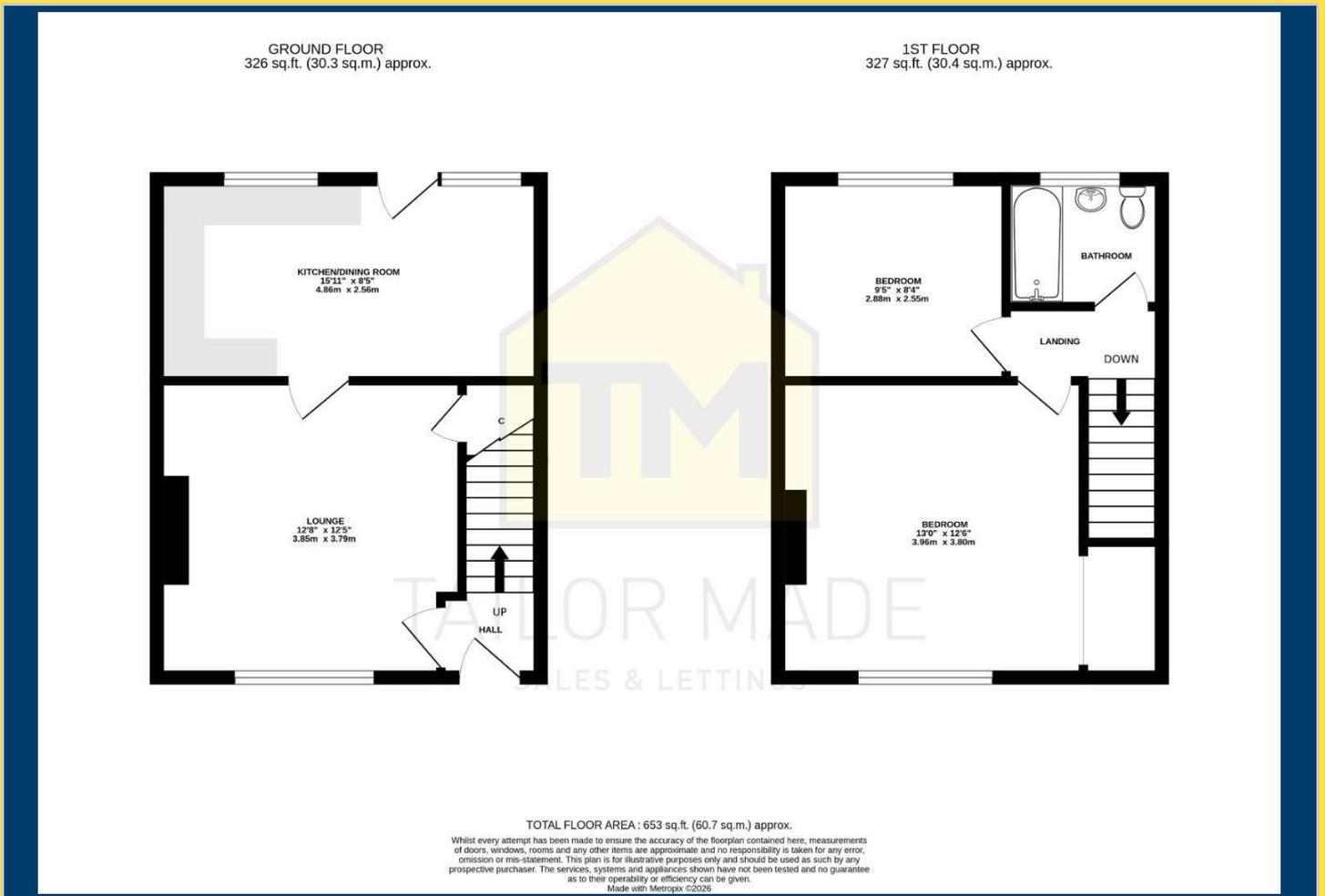
## Hybrid Map



## Terrain Map



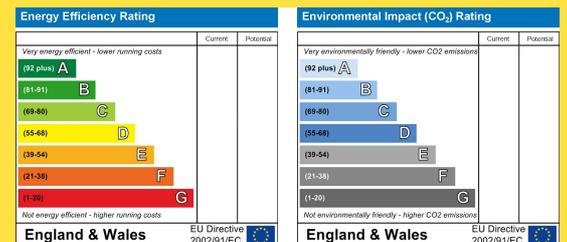
## Floor Plan



## 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.