TAILOR MADE

SALES & LETTINGS

Westbury Road

Chapelfields, Coventry, CV5 8JE

Asking Price £350,000

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A real pleasure to bring to market this exceptional, extended corner plot, family home with three excellent, well decorated bedrooms, further detached garden room (home office or Bar with WC), stunning extended kitchen / dining / living area. There is modern media wall within a cosy front lounge, modern family bathroom, show home condition throughout and ample off-road parking, including gated rear access to the garage with electric roller door, which has direct access into the garden room.

The ground floor comprises an entrance hallway, front lounge with bay window and modern media wall with inset fire, stunning extended open plan kitchen / diner / living area. The first floor offers three superbly presented bedrooms, two generous double bedrooms and one good sized single bedroom.

Coupled with the large wrap around garden is a detached building in the garden, comprising a home office / bar with cloakroom and door into a large garage with an electric roller door. There is gated rear access to off road parking and off-road parking to the front of the property.

The rear garden has been completely landscaped with stunning porcelain paved patio, new fencing, lawn, hard standing area, currently used as a play area and paved driveway.

This excellent family home, has a complete onward chain, which is only one property above. The home is located close to a wide range of excellent local amenities, good schooling options, easy access to rhe A45 and motorway network and short distance to Coundon Wedge and Allesley Park.

Entrance Hallway
Doors off to the lounge and extended kitchen / diner.

Lounge
Double glazed bay window to the front elevation, stylish media wall with inset remote control fire and central heating radiator.

Extended Kitchen / Dining / Living Area
The kitchen comprises a range of modern white gloss wall and base units, central island unit, a great space for entertaining. There is a one and half bowl sink drainer, large stainless steel range cooker six ring gas burner, integrated appliances and open plan to a dining / living area, which has direct access back into the hallway and central heating radiator. Double glazed window and door to the garden.

First Floor Landing
Doors off to all three bedrooms and the family bathroom.

Bedroom One
Double glazed window to the rear elevation, central heating radiator and wardrobe space.

Bedroom Two
Double glazed window to the front elevation, central heating radiator and wardrobe space.

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

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

Garden Room
Double glazed patio doors and windows onto the garden, spot lights, ambient ceiling lighting, built in sound system, currently set up as a home office and bar area for entertaining but has many other uses, electric radiator, door to the cloakroom and door into the garage.

Cloakroom
WC, wash hand basin with vanity unit.

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.

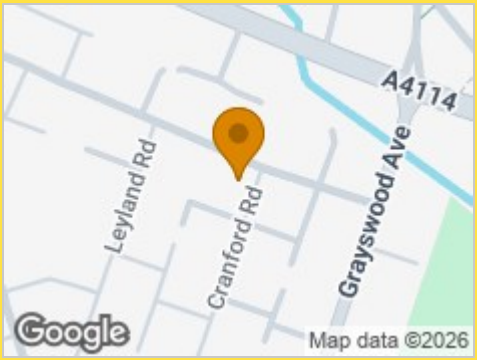
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

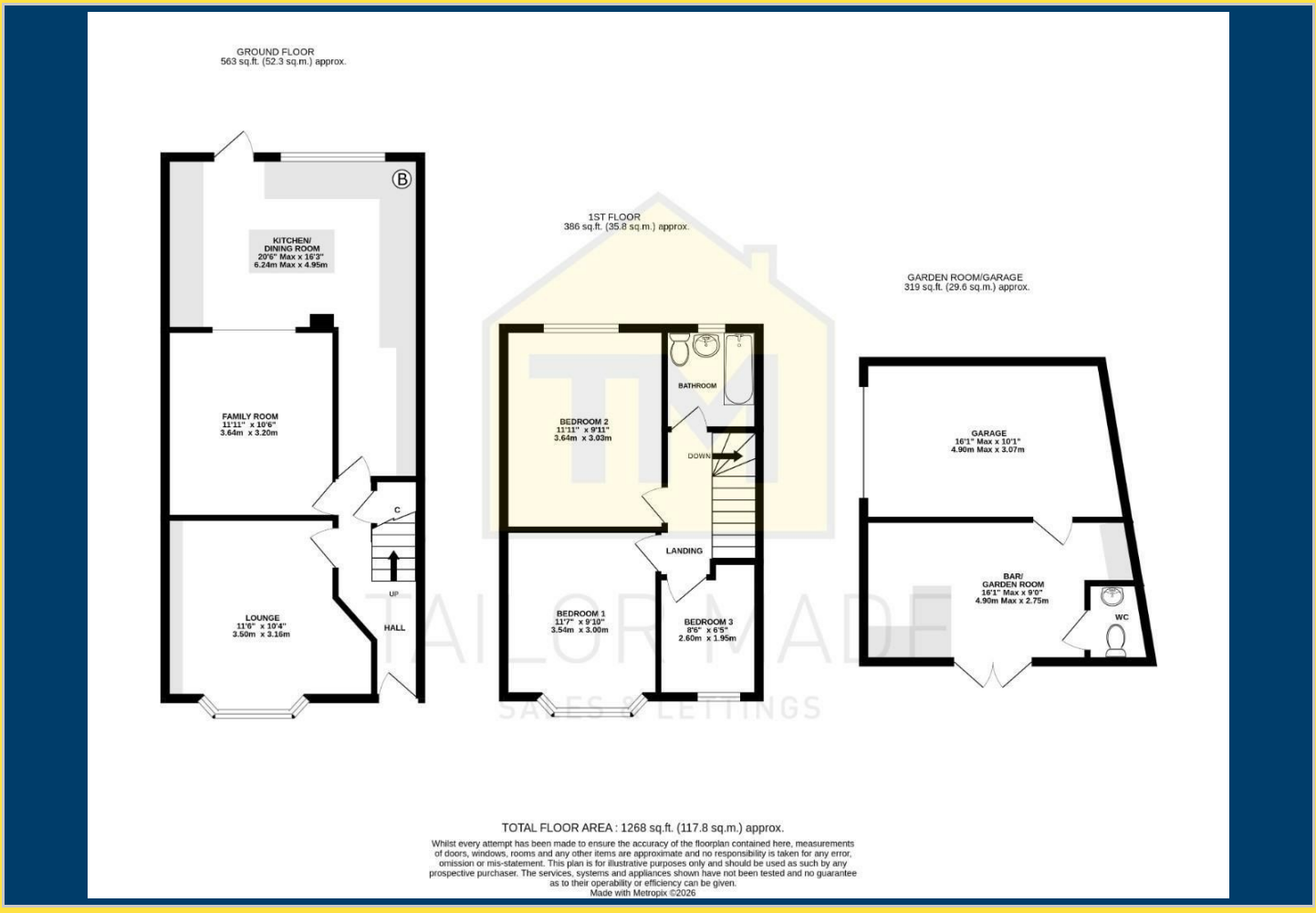
Road Map



Hybrid Map

Terrain Map

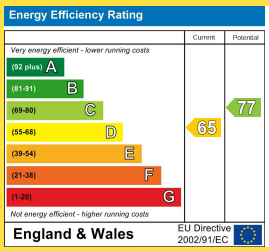
Floor Plan

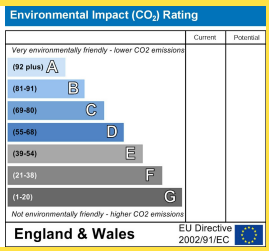


Viewing

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.

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