TAILOR MADE

SALES & LETTINGS




# Farman Road

Earsldon, Coventry, CV5 6HP

Offers Over £185,000

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Earsldon, Coventry, CV5 6HP

## Offers Over £185,000





A beautifully presented and recently refurbished two-bedroom mid-terrace home, situated in the highly sought-after Earlsdon area of Coventry and offered for sale with NO ONWARD CHAIN.

This attractive traditional property has undergone a comprehensive refurbishment and is presented in excellent condition throughout, making it an ideal choice for first-time buyers, professionals, investors or anyone looking for a home that is ready to move straight into.

The ground floor provides a bright front reception room, complemented by a separate and generously proportioned rear reception/dining room. The accommodation continues into a modern fitted kitchen featuring wood-effect cabinetry, contrasting work surfaces, tiled splash-backs, integrated cooking facilities and space for appliances. Beyond the kitchen is a smart, contemporary ground-floor bathroom, fitted with a white suite and shower over the bath.

To the first floor are two well-proportioned double bedrooms, both benefiting from plenty of natural light and individually styled feature walls.

Externally, the property enjoys a low-maintenance frontage together with an enclosed rear garden, providing useful outdoor space with scope for a purchaser to further landscape and personalise.

Farman Road is conveniently positioned within Earlsdon, providing excellent access to the area's popular shops, cafés, bars and amenities, as well as Coventry city centre, Coventry railway station and nearby transport links.

Full Property Summary

### Entrance Hallway
Doors off to the lounge and dining room, stairs to the first floor.

### Lounge
Double glazed window to the front elevation, central heating radiator.

### Dining Room
Double glazed window to the rear, media wall, central heating radiator, door into the under stairs store cupboard and door into the kitchen.

### Kitchen
A range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring gas hob, electric oven, space for white goods, double glazed window to side elevation and door into utility area.

### Utility Area
Space for stacking washing machine and tumble dryer, door into the bathroom and double glazed door to the garden

### Bathroom
A modern fully refitted bathroom, comprising a bath with shower over, glass screen, WC, wash hand basin with vanity unit, radiator and double glazed window.

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

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

### Garden
A fence enclosed, low maintenance courtyard style rear garden, fully paved and gated rear access.

### 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

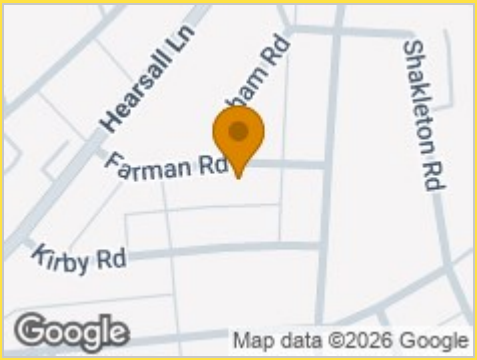
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.







## Road Map



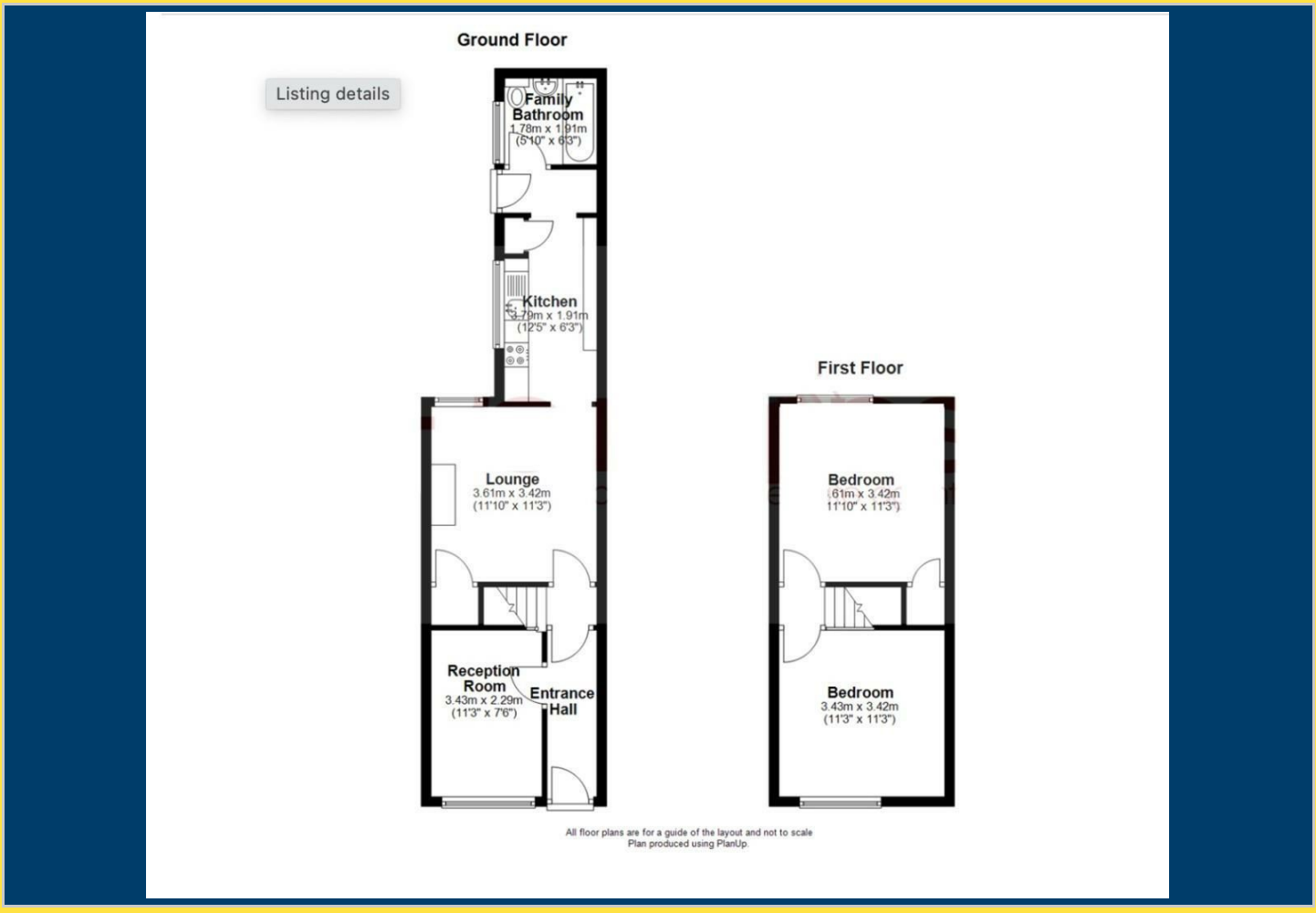

## Hybrid Map




## Terrain Map



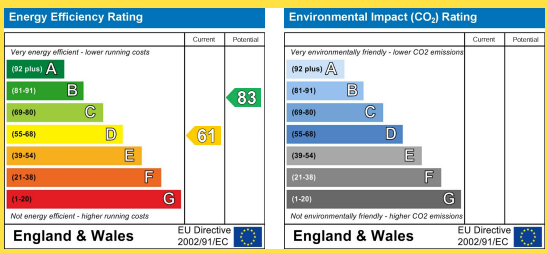

## Floor Plan




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

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