



TAILOR MADE
SALES & LETTINGS



Shakleton Road

Earlsdon, Coventry, CV5 6HU

Asking Price £125,000



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Tailor Made Sales and Lettings are delighted to offer this modern, trendy apartment located at Consort Place on the edge of Earlsdon and The City Centre of Coventry. The property has a gated entrance to a rear parking area, where there is one allocated off road, bike store and secured intercom communal entrance.

The apartment is located on the first floor, there is a spacious entrance hallway with double doors to the large, bright and airy, open plan lounge / dining area, great for entertaining and semi open plan to the separate modern kitchen. The kitchen comprises a selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob, electric oven, extractor hood, space for a fridge freezer and washing machine and double glazed window.

Both bedrooms are good sized double rooms, neutrally decorated, carpeted and electric panel heaters. The master bedroom benefits from a modern en-suite shower room, equipped with a WC, wash hand basin, shower enclosure, radiator and extractor fan.

This is an ideal first time purchase, bolt hole being so centrally located or buy to let investment opportunity.

Entrance Hallway

Doors off to all principle rooms and the storage cupboard.

Lounge / Diner

Two sets of double glazed windows bringing in plenty of natural light, electric panel heaters and semi open plan to the kitchen / diner.

Kitchen

The kitchen comprises a selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob, electric oven, extractor hood, space for a fridge freezer and washing machine and double glazed window.

Bedroom One

Double glazed window to the front elevation and electric panel heater. Door into the en-suite shower room.

En-Suite Shower Room

Shower enclosure, WC, wash hand basin, radiator and extractor fan.

Bedroom Two

Double glazed window to the front elevation and electric panel heater.

Bathroom

A modern bathroom, comprising a white suite including a bath with shower over, glass screen, WC, wash hand basin, radiator and extractor fan.

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

Tel: 024 76939550

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.



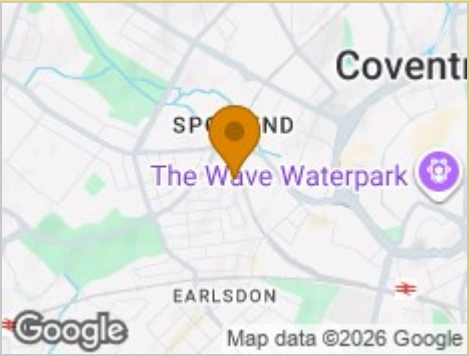
Road Map



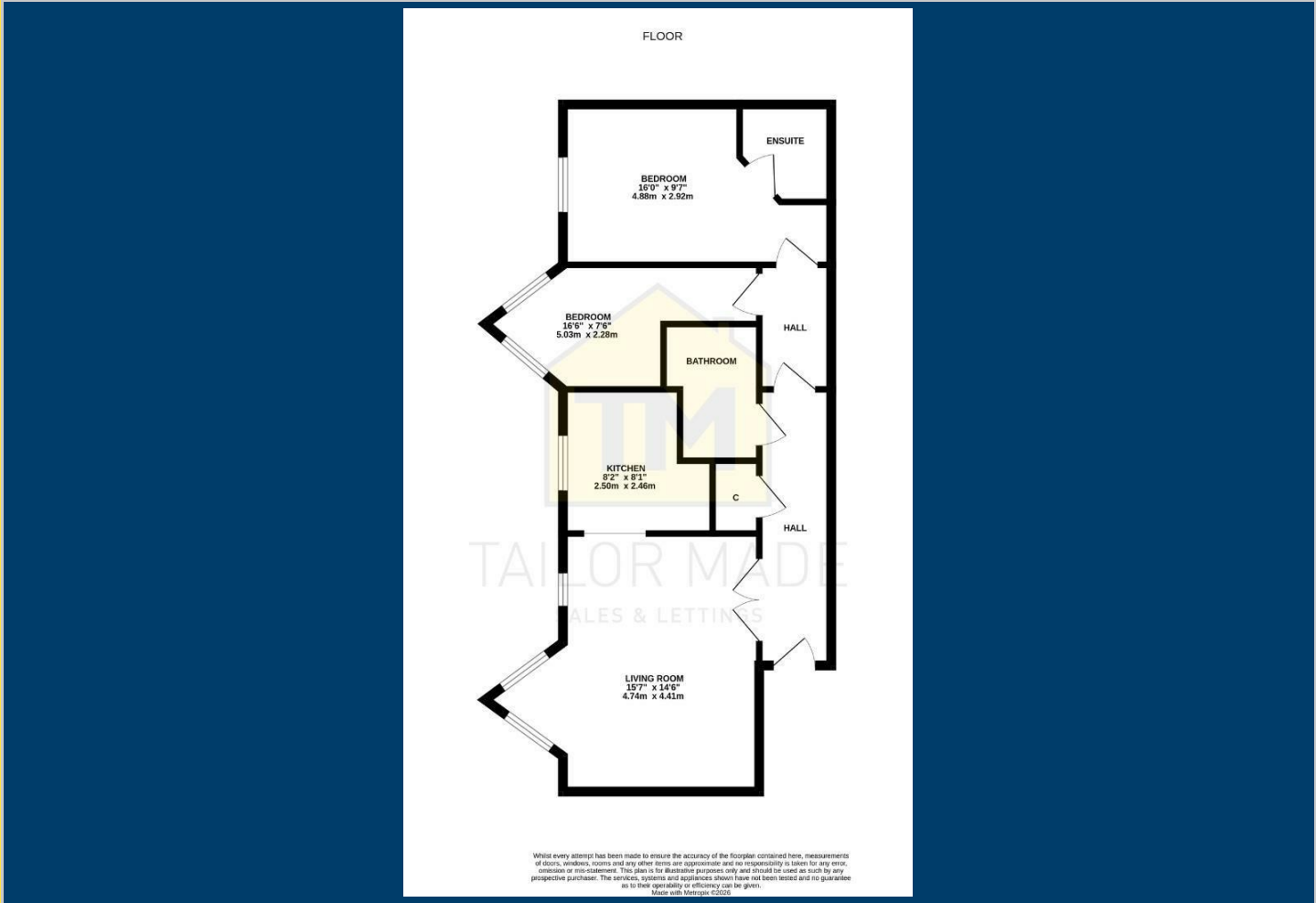
Hybrid Map



Terrain Map



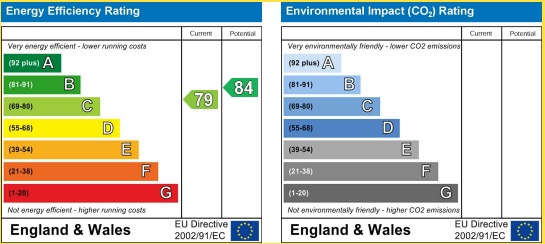
Floor Plan



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.