



TAILOR MADE
SALES & LETTINGS



Wildcroft Road

, Coventry, CV5 8AU

Asking Price £280,000



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Property Overview

Tailor Made Sales and Lettings are delighted to introduce this attractive three bedroom end of terrace family home, ideally positioned on a generous corner plot along Wildcroft Road in the popular residential area of Whoberley.

Boasting an appealing double bay frontage and traditional character, the property offers well-proportioned accommodation with excellent potential for buyers looking to put their own stamp on a family home.

The ground floor features a welcoming entrance hallway with attractive original-style tiled flooring, a spacious bay-fronted lounge complete with a feature log-burning stove, and a separate dining room opening through to the fitted kitchen, with French doors providing direct access to the rear garden.

Externally, the property benefits from a particularly generous corner plot, with established front and side gardens, a good-sized rear garden featuring a lawn and paved patio area, and the valuable addition of secure off-road parking accessed from the side road.

Situated within the established residential neighbourhood of Whoberley, the property offers convenient access to local amenities, schools and transport links, making it an appealing opportunity for families and buyers seeking a traditional home with generous outdoor space.

Early viewing is highly recommended to appreciate the accommodation, character and corner plot position this property has to offer.

Front of Property

End of Terrace occupying a favourable corner plot, with front, side & rear gardens.

Storm Porch

Character Storm Porch with Minton Tile Floor extending from the porch way into the entrance hall.

Entrance Hallway

Entrance Hallway with Minton Tile Floor, wood panelled walls, doors to all principle ground floor rooms & stairway to first floor.

Reception Room

Reception Room to the front aspect of the property, bay window to the front, window to the side aspect & log burner.

Dining Room

Dining Room to the rear of the property, patio doors to the rear garden, open to the Kitchen.

Kitchen

Kitchen to the rear aspect with a selection of wall & floor units, quartz worktops, pantry with fridge/freezer, integral washing machine, sink & door to the rear garden.

Stairway to Landing

Stairway leading to landing, doors to all principle first floor rooms.

Bedroom One

Master Bedroom with bay window to the front, secondary window to the side aspect & built in wardrobes.

Bedroom Two

Double Bedroom to the rear of the property with windows to the rear & side aspects & built in wardrobes.

Bedroom Three

Single Bedroom to the front aspect with oriel window.

Family Bathroom

Family Bathroom, bath with shower, sink & W/C.

Rear Garden

Large Rear Garden with large patio area, lawn, mature borders & gated hardstanding affording secure parking.

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

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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.

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.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and

customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/



Road Map



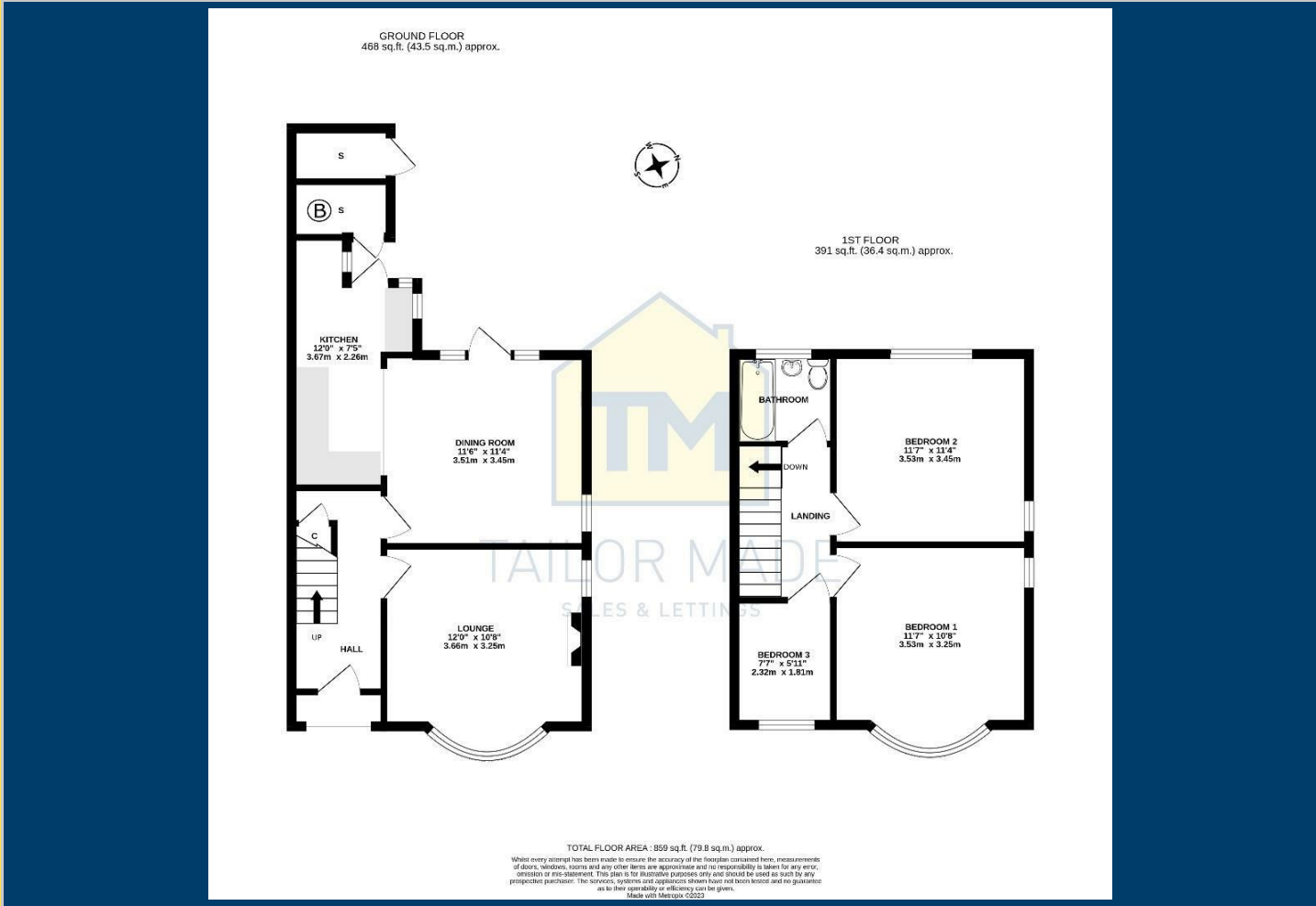
Hybrid Map



Terrain Map



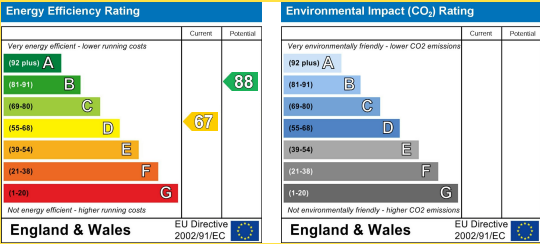
Floor Plan



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.