TAILOR MADE

SALES & LETTINGS



Babbacombe Road

Stivichall, Coventry, CV3 5PD

Asking Price £415,000

3 2 3 D





Babbacombe Road

Stivichall, Coventry, CV3 5PD

Asking Price £415,000







Tailor Made Sales and Lettings are delighted to bring to market this largely extended and exceptionally well presented three double bedroom semi detached family home, situated in the highly sought after area of Stivichall. Perfectly located on a quiet street within easy reach of highly regarded schooling, wide range of local amenities, recreational facilities, War Memorial Park and short walk / cycle to Coventry Rail Station.

This excellent family home offer ample off-road parking, secure side gated access to a good sized, landscaped rear garden with large patio area, lawn and shrub borders. There is a good sized front entrance porch leading into a large through lounge / diner with plenty of natural light, bay window, modern gas fire, home office or playroom and door leading into the large extended open plan kitchen / diner. Off the kitchen / diner is a modern shower room and WC.

The kitchen comprises a range of wall and base units, laminate counter tops, breakfast bar area, fitted fridge freezer, dishwasher, washing machine, integrated oven and grill, four ring electric hob and extractor hood above. There are fitted spot lights, double glazed window overlooking the garden, double glazed door to the side access and central heating radiator.

The first floor comprises a spacious modern family bathroom, fully tiled, comprising a shaped bath, glass screen, shower over, WC, wash hand basin, radiator and large double glazed window. The front double bedroom has been knocked through to former bedroom three to now create an excellent sized master bedroom across the front of the property with two double glazed windows, built in mirrored wardrobes and central heating radiator.

There is a good sized double bedroom to the rear, with double glazed window overlooking the garden, fitted mirrored wardrobes and central heating radiator. Off the landing are stairs to the loft conversion and bedroom three which has a double glazed window overlooking the garden, mirrored sliding wardrobes and central heating radiator.

Local schooling include the well respected Saint Thomas More Catholic Primary, Howes Community Primary and Manor Park Primary. Finham Park Secondary, Whitley Abbey and King Henry VIII Private School are all approximately located within 1 mile of the front door.

Full Property Summary

Front Porch
Double glazed window to the front elevation and door into the lounge / diner.

Lounge / Diner
Double glazed bay window to the front elevation, gas fire with modern surround, two central heating heating radiators, floor to ceiling double glazed door to the garden with built in blind, door to home office and extended kitchen / diner

Home Office / Playroom
Double glazed window to the side elevation and central heating radiator.

Shower Room & WC
Modern tiling, double glazed window to the side elevation, walk in shower enclosure with glass screen, electric shower, WC, wash hand basin and chrome heated towel rail.

Open Plan Extended Kitchen / Diner
Comprising a range of wall and base units, laminate counter tops, breakfast bar area, fitted fridge freezer, dishwasher, washing machine, integrated oven and grill, four ring electric hob and extractor hood above. There are fitted spot lights, double glazed window overlooking the garden, double glazed door to the side access and central heating radiator.

First Floor Landing
Doors to the bathroom, two double bedrooms and stairs to the second floor.

Bedroom One
Stretching across the frontage of the property, formerly two bedrooms, now knocked through to create a much large master bedroom, with two double glazed windows, built in mirrored sliding wardrobes and central heating radiator.

Bedroom Two
Double glazed window to the rear overlooking the garden, built in mirrored wardrobes and central heating radiator.

Bathroom
A spacious, fully tiled modern family bathroom comprising a white suite including a shaped bath with curved glass shower screen, shower over the bath, WC, wash hand basin, radiator and large double glazed window to the side elevation.

Second Floor Landing
Double glazed window to the rear and door into bedroom three.

Bedroom Three
Double glazed window to the rear overlooking the garden, built in sliding mirrored wardrobes and central heating radiator.

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.





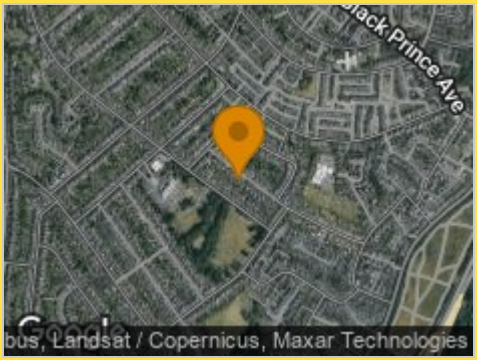




Road Map



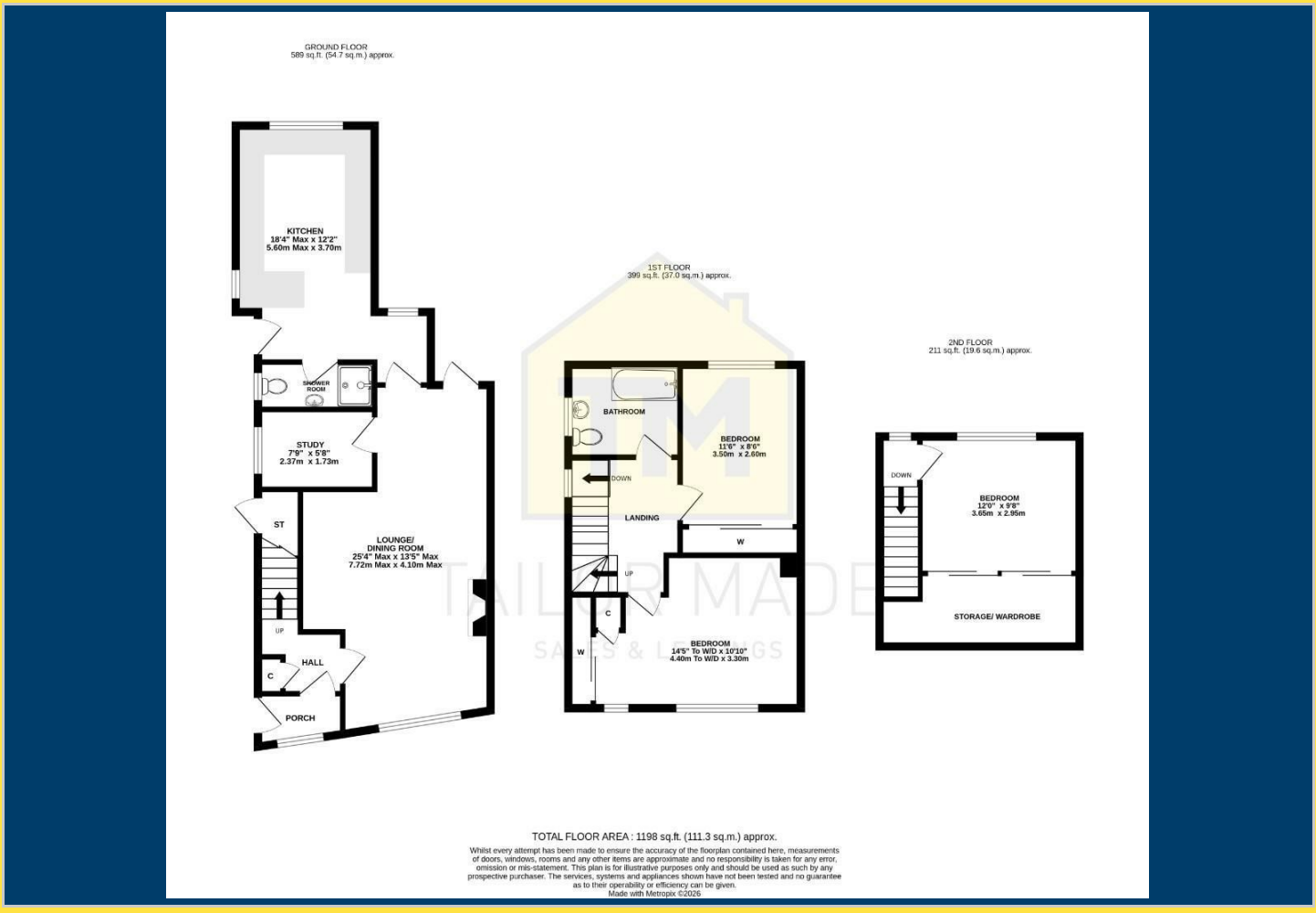
Hybrid Map



Terrain Map



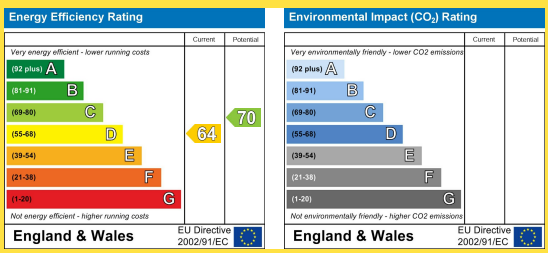
Floor Plan



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.

51 Winsford Avenue, Allesley Park, Coventry, CV5 9JG
Tel: 024 76939550 Email: admin@tmonline.co.uk https://www.tmonline.co.uk