



TAILOR MADE
SALES & LETTINGS



Donnington Avenue

Coundon, Coventry, CV6 1FN

Offers Over £205,000



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Tailor Made Sales and Lettings are delighted to bring to market this excellent two double bedroom, double bay fronted mid terraced property, located in a really popular area of Coundon, a stone's throw from Coundon Wedge. There is an excellent selection of shops and amenities, located on nearby Holyhead Road, including a Tesco Metro, Butchers and Deli, cafe, hairdressers and a number of independent stores. There are excellent transport links in and out of the city, with easy access to the A45 and regular bus service to Coventry City Centre and Birmingham Airport.

The property has a well presented and landscaped front garden, offering future scope to be converted to a driveway like many others have done so in the street. A modern composite front door, provides access to the entrance hallway, with doors off to the front lounge and kitchen / diner. The lounge has a double glazed bay window to the front elevation, cast iron log burner and central heating radiator.

The kitchen has been completed refitted with stylish modern wall and base units, laminate counter tops, breakfast bar area, composite sink drainer, range cooker with five ring hob, splash back, extractor hood, space for double fridge freezer, dishwasher and washing machine. There is a double glazed window and door leading out to the garden.

The first floor has a lovely refitted, fully tiled shower room, comprising a walk in shower enclosure, glass screen, WC, wash hand basin with vanity unit, radiator and double glazed window. There are two excellent sized double bedrooms, the master bedroom covers the whole front of the first floor with

two double bedrooms, fitted wardrobes and central heating radiator. The rear double bedroom has a double glazed window overlooking the garden and central heating radiator.

The rear garden is an excellent sized, fence enclosed, split into two areas. Off the kitchen / diner is a beautiful landscaped courtyard area, comprising a timber decking, patio area, shrubs and small fence and opening into a larger lawned area, log store and timber shed.

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.

Tel: 024 76939550

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



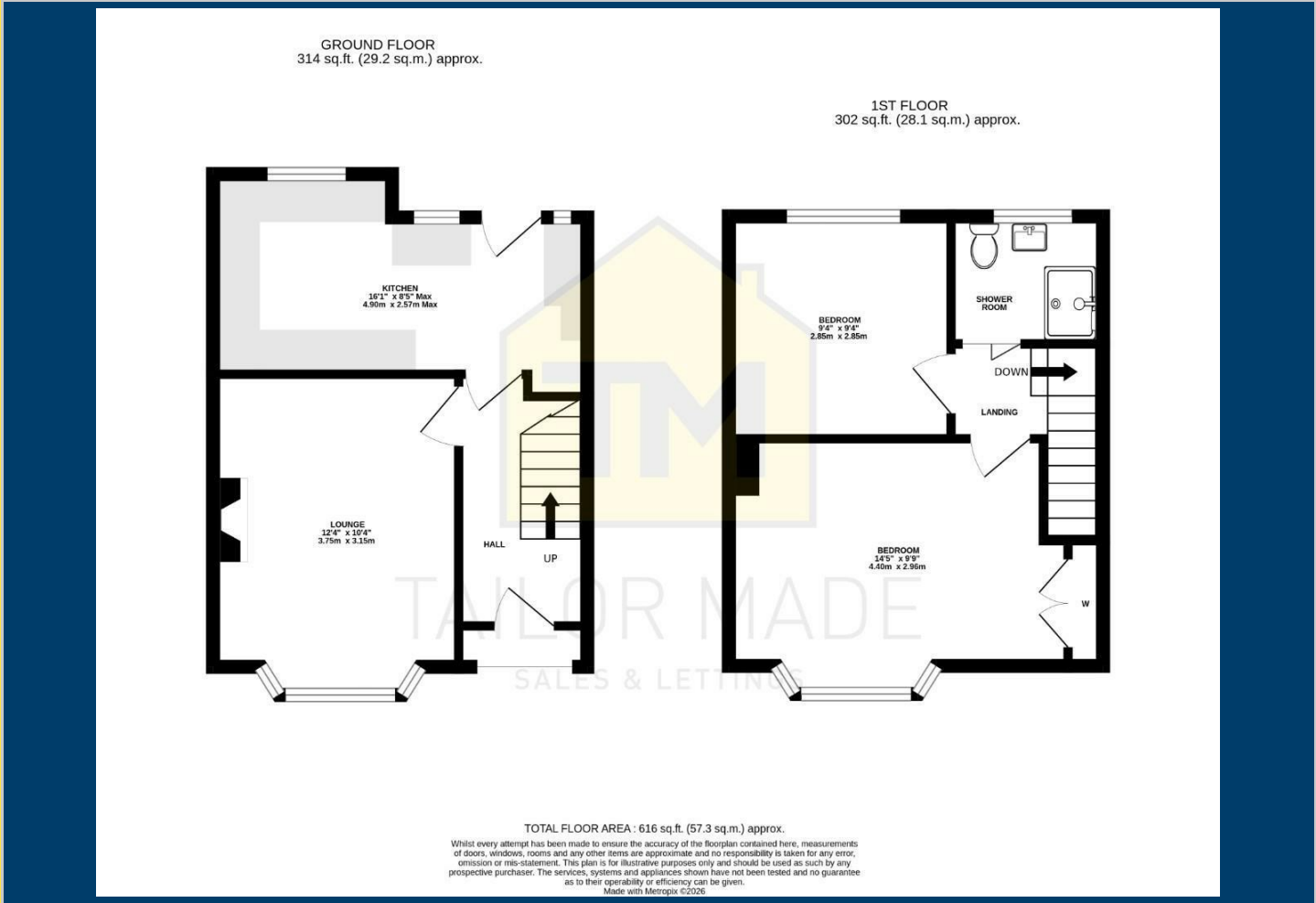
Hybrid Map



Terrain Map



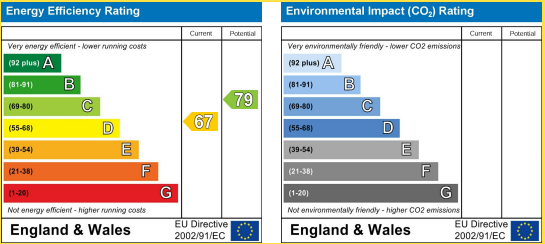
Floor Plan



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.