TAILOR MADE

SALES & LETTINGS



Upper Eastern Green Lane

Eastern Green, Coventry, CV5 7DP

Offers Over £365,000

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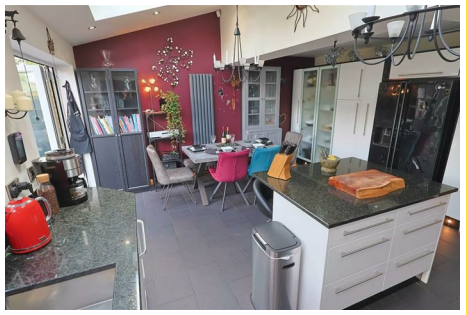


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Tailor Made Sales and Lettings are delighted to bring to market this largely extended, four bedroom end of terrace family home in the hugely desirable area of Eastern Green. The property is well served by local amenities and excellent schooling, good transport links and nearby rail stations. You have a great balance of city living and countryside on your doorstep, farm shops and lovely areas to spend time as a family.

The property has been largely extended with a full loft conversion, adding a fourth bedroom master suite with off-suite modern shower room. There is an extended front porch, which is open plan to the entrance hallway to provide a large, welcoming front entrance to the property.

There is a large lounge with double glazed window to the front elevation, designer column radiator. Off the large entrance hallway is an under stairs pantry / cloak cupboard, stairs to the first floor and door into an extended open plan kitchen / diner, great for entertaining and family area.

The kitchen is equipped with a range of modern wall and base units, stylish granite counter tops and ideal central island unit with breakfast bar. There is an inset sink drainer, range cooker with gas hob, AEG extractor fan above, space for numerous white goods including dishwasher, double fridge freezer, washing machine and tumble dryer. The kitchen has bags of storage, ample dining space, stylish designer column radiator, Velux sky lights, double glazed window and bi-folding doors onto the lovely private garden.

There is a contemporary staircase leading to the first floor landing with double glazed window to the side elevation, upgraded internal doors to three bedrooms and the family bathroom. There is a staircase to the master suite and off-suite shower room on the second floor.

The family bathroom is an excellent size, fully tiled with white suite, comprising a shaped jacuzzi bath with shower over, curved glass shower screen, WC, wash hand basin, radiator, airing cupboard and double glazed window to the rear.

Bedroom Two is a good sized double bedroom with double glazed window to the rear with beautiful views, built in wardrobe and central heating radiator. Bedroom Three is also a good sized double bedroom, formerly the master bedroom with double glazed window to the front elevation and central heating radiator. Bedroom Four is a single bedroom, currently used as a home office with double glazed window, built in storage and central heating radiator.

On the second floor is an off-suite, modern shower room, fully tiled with double shower enclosure, glass screen, electric shower, wash hand basin with vanity unit, WC, radiator and double glazed window.

The loft has been fully converted to offer a beautiful master bedroom, double glazed window to the rear with great outlook and views, ample built in storage and central heating radiator.

The rear garden is lovely and private, fence enclosed and beautifully landscaped by the current owner with flagstoned patio, lawn area, shrub border, gorgeous seating area, additional patio, gated access to the side and rear.

There is a single garage to the rear with up and over door, power supply and newly installed tarmac hard standing in front of the garage, providing off-road parking.

Full Property Summary

Entrance Hallway
Stylish radiator, tiled floor, contemporary staircase to the first floor, oak internal doors to the lounge, cloak cupboard and kitchen / diner.

Lounge
Double glazed window to front elevation and designer column radiator.

Extended Kitchen / Diner
The kitchen is equipped with a range of modern wall and base units, stylish granite counter tops and ideal central island unit with breakfast bar. There is an inset sink drainer, range cooker with gas hob, AEG extractor fan above, space for numerous white goods including dishwasher, double fridge freezer, washing machine and tumble dryer. The kitchen has bags of storage, ample dining space, stylish designer column radiator, Velux sky lights, double glazed window and bi-folding doors onto the lovely private garden.

First Floor Landing
Doors to three bedrooms, the family bathroom and stairs to the second floor landing. Double glazed window to the side elevation.

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

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

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

Bathroom
An excellent size, fully tiled with white suite, comprising a shaped jacuzzi bath with shower over, curved glass shower screen, WC, wash hand basin, radiator, airing cupboard and double glazed window to the rear.

Second Floor Landing
Doors to the off-suite shower room and master bedroom.

Master Bedroom
Double glazed window to the front elevation, Velux sky lights, ample storage and designer column radiator.

Off-Suite Shower Room
Fully tiled modern shower room with shower enclosure, electric shower, WC, wash hand basin with vanity unit, radiator and double glazed window.

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.

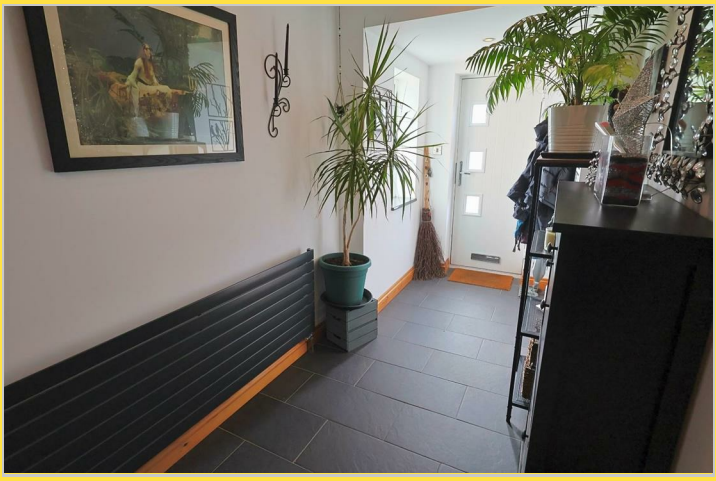
Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

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



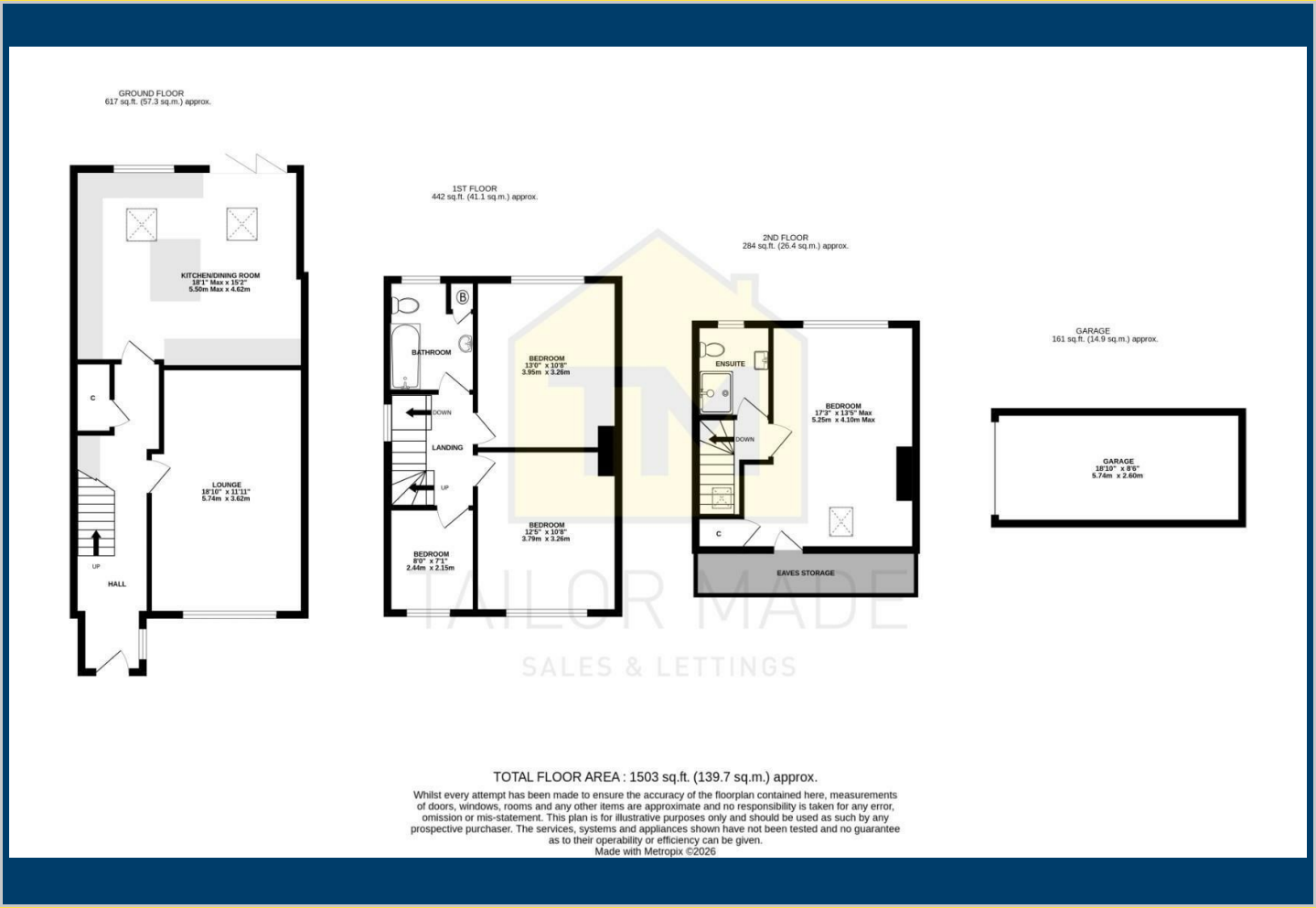
Hybrid Map



Terrain Map



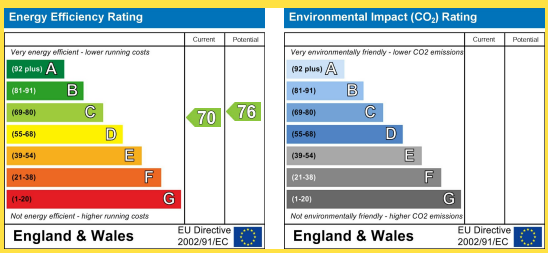
Floor Plan



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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