



TAILOR MADE  
SALES & LETTINGS



## Hawkes Mill Lane

Allesley, Coventry, CV5 9FQ

Asking Price £450,000



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Tailor Made Sales and Lettings are delighted to bring to market this charming semi detached Cottage, offering flexible accommodation over two floors, on this deceptively spacious plot with field views. The property is situated along a privately owned road, off Hawkes Mill Lane with secure gated entrance. There is ample off-road parking and large well kept garden.

The property is perfectly located within easy reach of a wide range of local amenities within Allesley Village and neighbouring Brownhill Green, excellent local public houses including the White Lion Country Pub, superb countryside walks, good schooling and easy access to Coundon Wedge.

There are excellent transport links in and out of the city with quick access to the motorway network, via the A45 or A444, close proximity to Birmingham Airport, walking distance to the bus terminus with regular bus services in and out of Coventry.

The ground floor offers flexible accommodation including a semi-open plan lounge and dining room, open plan kitchen / diner and a newly extended family room / ground floor bedroom with en-suite shower room, WC and bi-folding doors onto the garden.

The first floor comprises an excellent sized four-piece bathroom suite, and three further well proportioned bedrooms.

Full property summary

## Dining Room

Double glazed window and stable door to the front elevation, central heating radiator, open fireplace through to the lounge and stairs to the first floor.

## Lounge

Two double glazed windows to the front elevation, central heating radiator and cast iron gas fire with open fireplace to the dining area.

## Kitchen / Diner

A modern selection of shaker style units, laminate wood affect counter tops, porcelain sink drainer, four ring electric hob, electric oven, extractor hood, pantry unit, space for dishwasher and fridge freezer. Double glazed window to the rear elevation, double glazed stable door and dining / seating area. Under stairs storage cupboard and door into the family room . downstairs bedroom.

## Family Room / Bedroom Four

A large recently extended multi-purpose room with bi-folding doors onto the garden, under floor heating, two skylights and door into a WC and shower room.

## Shower Room

A modern shower room, comprising a shower enclosure, WC, wash hand basin with vanity unit, double glazed window to the side elevation.

## First floor Landing

Doors off to three bedrooms and the family bathroom.

## Bedroom One

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

## Bedroom Two

Double glazed window to the front elevation, built in wardrobes and central heating radiator.

## Bedroom Three

Double glazed window to the front elevation, wall mounted combination boiler and central heating radiator.

## Family Bathroom

A white suite, comprising a corner bath, separate shower

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enclosure, wash hand basin with vanity unit, WC, 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 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.



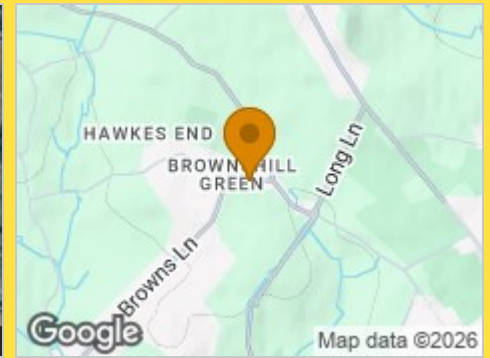
## Road Map



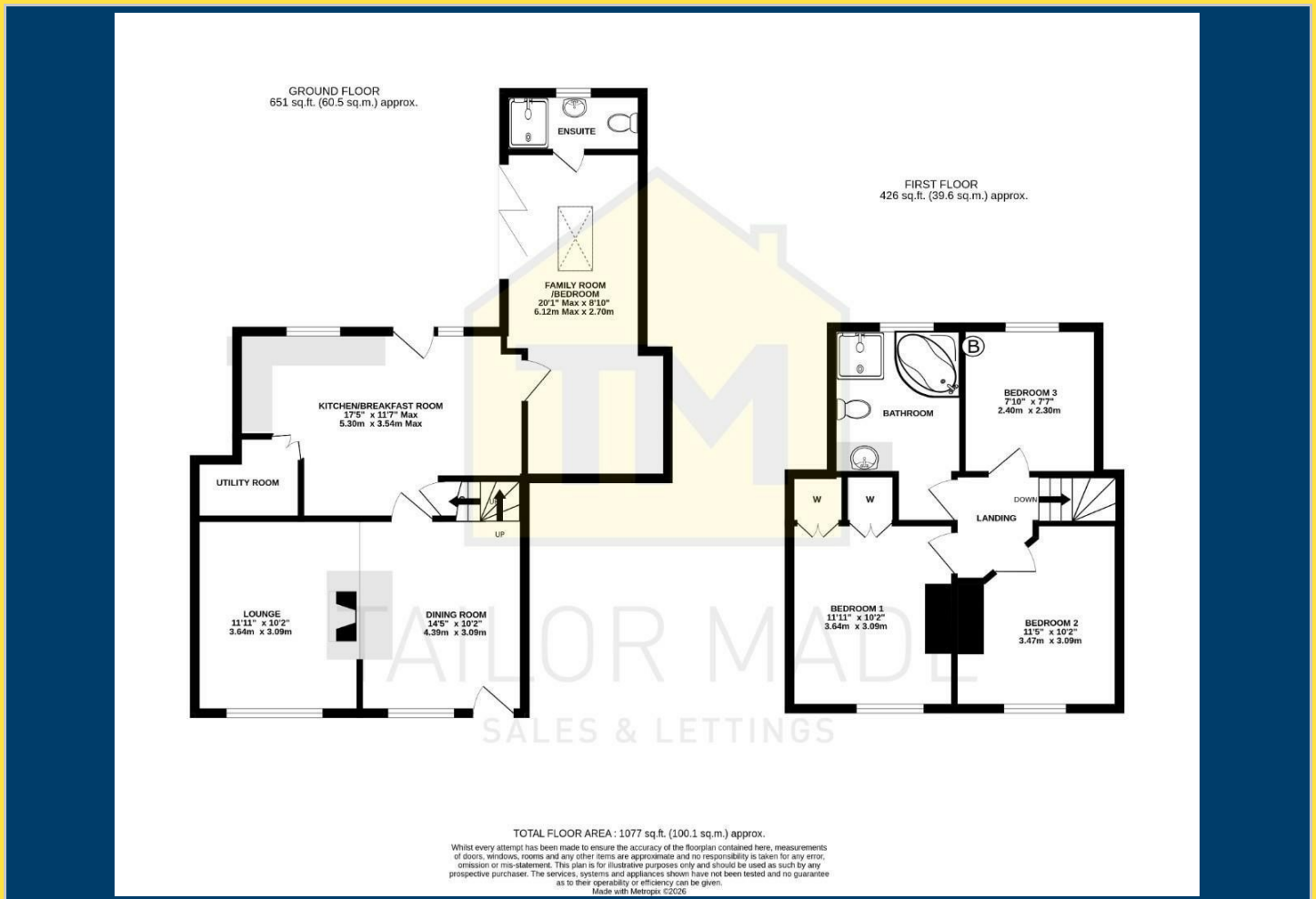
## Hybrid Map



## Terrain Map



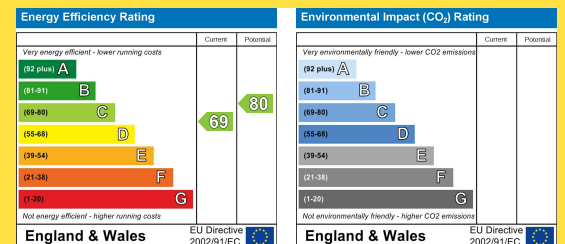
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.