



TAILOR MADE

SALES & LETTINGS



Allesley Old Road

Allesley, Coventry, CV5 8GF

Offers Over £240,000





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Tailor Made Sales and Lettings are delighted to offer this spacious, traditional, semi detached family home with bags of kerb appeal in a lovely elevated position with leafy views opposite Allesley Park.

The property is ideal located for easy access to the park, St Christophers Primary School and all the amenities Allesley Park has to offer, swell as short walk to Co-Operative convenience store, two pubs and further amenities on the Holyhead Road.

This traditional home has bags of kerb appeal and huge potential to extended upwards and to the rear. There is also excellent access to the rear via Dulverton Avenue, providing off-road parking and a single garage.

## Accommodation Summary

### Entrance Hallway

Lovely parquet flooring, doors off to all ground floor rooms, central heating radiator and stairs leading to the first floor.

### Lounge

Double glazed bay window to the front elevation, exposed wood flooring, lovely feature open fire, central heating radiator.

### Dining Room

Glazed window to the rear overlooking the garden, exposed wood flooring and central heating radiator.

### Kitchen

A selection of wall and base units, stainless steel sink drainer, radiator, glazed window, pantry and freestanding cooker. Door into Utility lobby.

### Utility Lobby

Space and plumbing for a washing machine, pantry cupboard with room for a tumble dryer.

### First Floor Landing

Doors off to all three bedrooms and the bathroom.

### Bathroom

White suite including bath with electric shower over, wash hand basin, WC, radiator, boiler cupboard and glazed window to the rear.

### Bedroom One

Double glazed bay window to the front elevation with pleasant views over towards Allesley Park, fitted wardrobes and radiator.

### Bedroom Two

Glazed window to the rear, fitted wardrobes and central heating radiator.

### Bedroom Three

Double glazed window to the front elevation and radiator.

### Garden

Excellent size, mainly laid to lawn, patio area, fence enclosed with secure side access. Off-road parking ares with good access adjacent to a single garage.

### 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.

### 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.





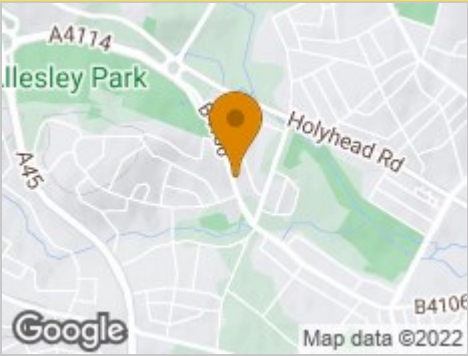
Road Map



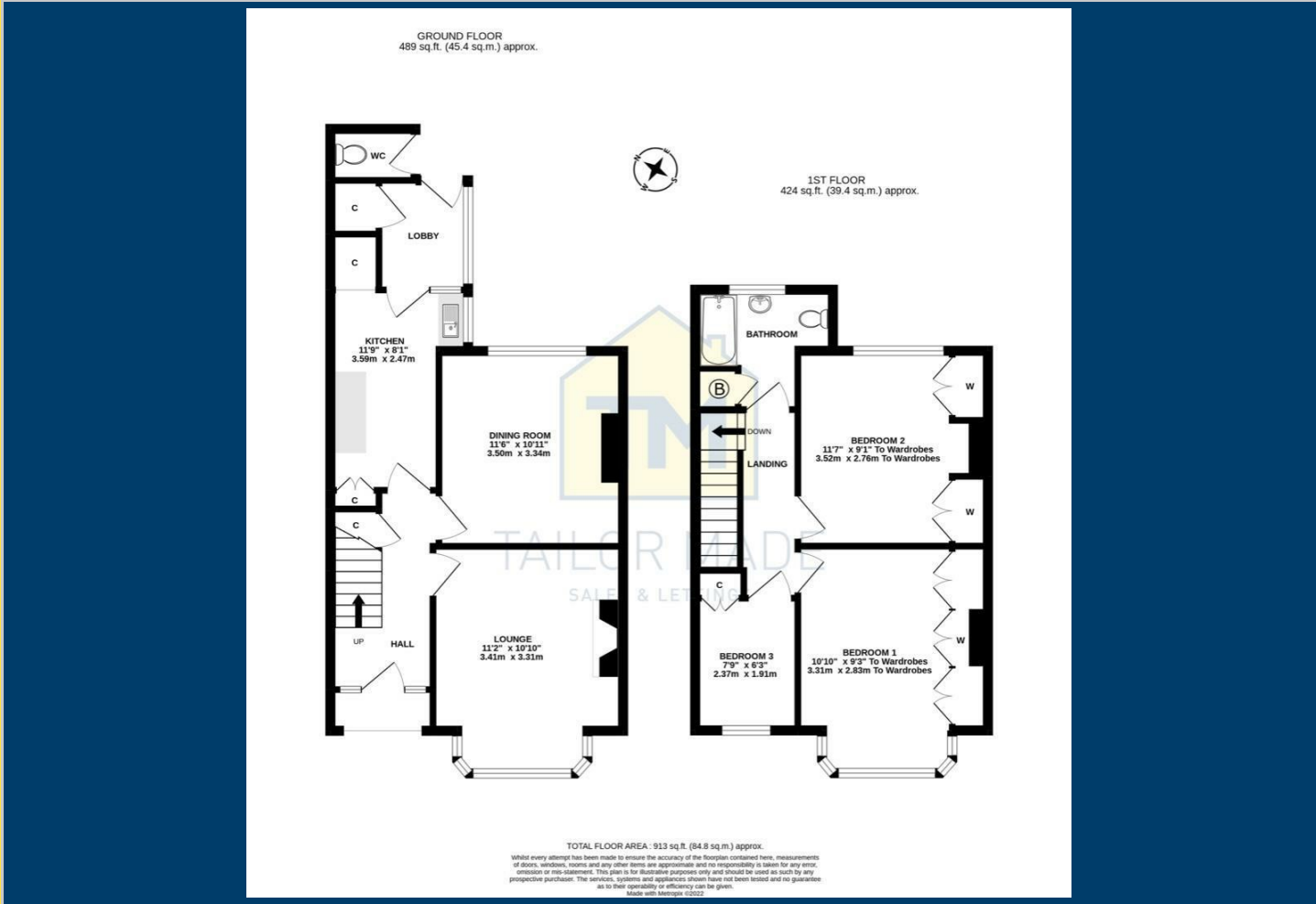
Hybrid Map



Terrain Map



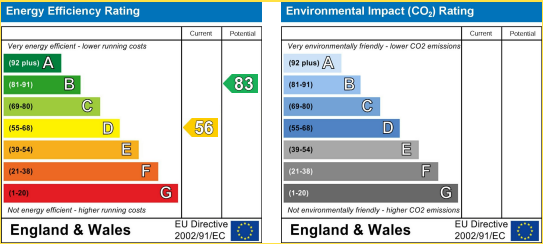
Floor Plan



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.