



TAILOR MADE
SALES & LETTINGS



Beche Way

Allesley Park, Coventry, CV5 9NW

Asking Price £250,000



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Tailor Made Sales and Lettings are delighted to bring to market this lovely semi detached bungalow located at the top end of hugely popular Allesley Park, adjacent to the park entrance. The property was formerly a two double bedroom bungalow, but has now been converted into a one bedroom, with larger, open plan living space. The property could easily be converted back to a two bedroom and also has a staircase fitted leading to the loft space.

The property benefits from a pedestrianised frontage leading to the park, rear. vehicular service road leading to the garage and off road parking. There is a small, hedge enclosed front garden, secure gated side access and beautifully kept landscaped rear garden, comprising a large patio area, lawn, mature shrub borders and pathway leading to the parking and garage area.

The accommodation comprises a front porch, entrance hallway, modern fitted kitchen with integrated fridge freezer, four ring electric hob, electric oven, extractor hood, stainless steel sink drainer, space for washing machine and dual aspect double glazed windows.

There is a modern bathroom with bath, shower over, glass screen, wash hand basin, WC with vanity unit, radiator and double glazed frosted window.

There is a large open plan lounge / diner which has now been knocked through to the former, bedroom two to create a separate dining room, with fitted staircase leading to the loft space. The main double bedroom, is situated to the rear of the bungalow, overlooking the garden and benefits from fitted

wardrobes.

Location

The property is located at the top of the Allesley Park estate, situated on a quite pedestrianised cul-de-sac with rear vehicular access, approximately 50 yards from the bus terminus with regular service to the city centre, UHCW and surrounding suburbs. The park entrance is at the bottom of front public pathway and a short walk across the park is a further bus stop with links to Meriden and Birmingham Airport.

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



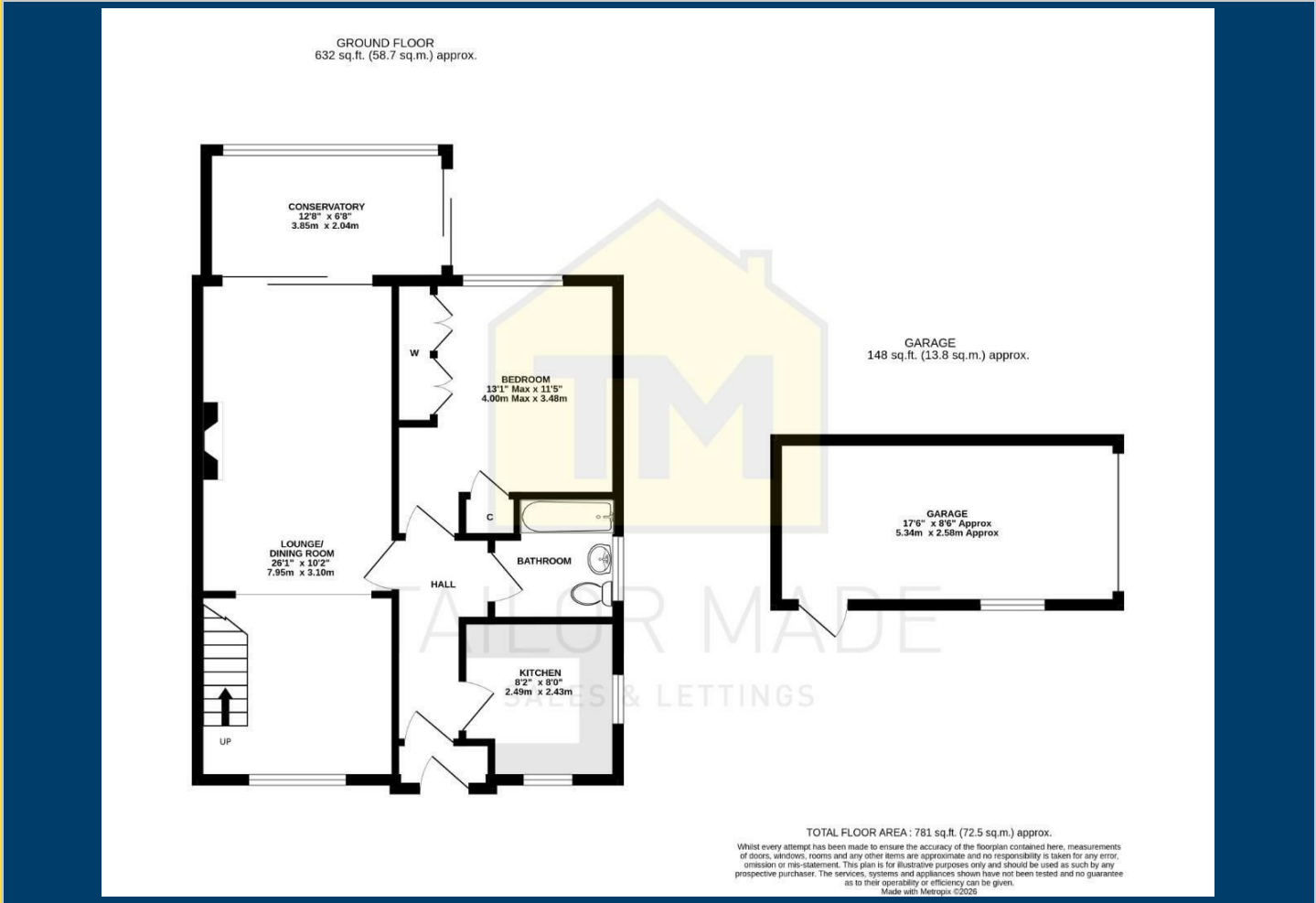
Hybrid Map



Terrain Map



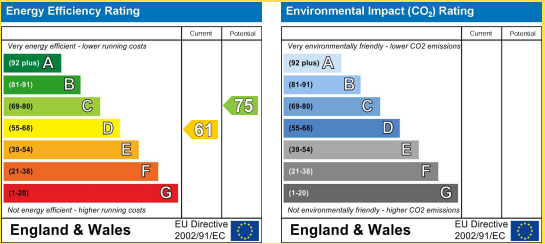
Floor Plan



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