



TAILOR MADE

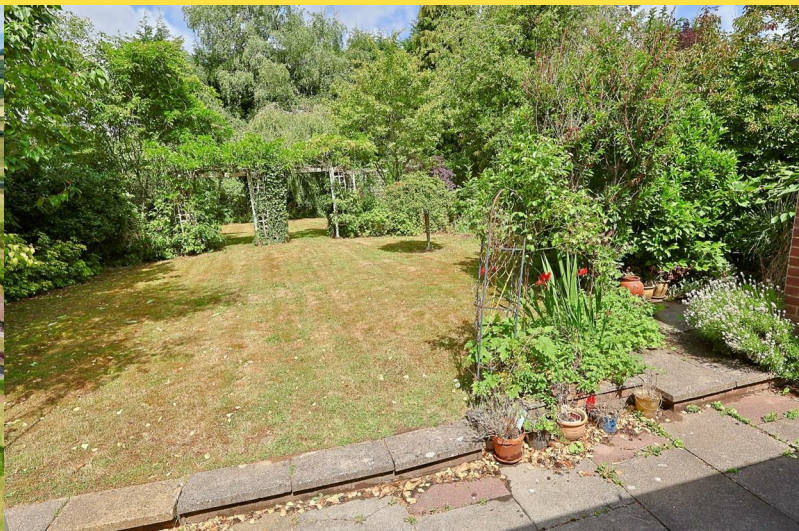
SALES & LETTINGS



## Hawkes Mill Lane

Allesley, Coventry, CV5 9FJ

Asking Price £495,000





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Tailor Made Exclusive are thrilled to introduce this lovely detached, bungalow offering a huge amount of potential to either remain as a three bedroom dwelling or explore the options of either extending or turned into a detached two storey family home.

The property, is set back from the lane with large frontage, which is walled and gated with mature foliage, ample off road parking and car port to the wide elevation with up and over door.

The main entrance hallway has doors off to two sizeable double bedrooms across the front of the bungalow and a further bedroom, down the hallway, main four piece bathroom, separate WC and doors into the kitchen and lounge.

The kitchen is equipped with wall and base units, plenty of room for a dining table and has plenty of scope to be remodelled and reconfigured to rear of the property if desired.

There is a good sized lounge with double glazed window to the side and double doors into a full width rear extension, which is a superb room overlooking the mature and private rear garden. Off the family room to the rear is a sizeable utility room, which then leads into another flexible space, which could be used as home office or garden room.

The rear garden, is certainly invited to be viewed to appreciate the years of attention and love. Now a mature oasis of varied size shrubs, large lawn, patio, peaceful relaxation areas, possible vegetable patch and detached garage for storage.

Full property summary

## Entrance Hallway

Doors off to all three bedrooms, the WC, main bathroom, kitchen and lounge

## Bedroom One

Double glaze window and central heating radiator

## Bedroom Two

Double glaze window and central heating radiator

## Bedroom Three

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

## WC

Wash hand basin, WC and double glazed window

## Wash Hand Basin

A fully tiled spacious bathroom with separate shower enclosure, bath, WC, wash hand basin, radiator and double glazed window

## Lounge

Double glazed window to the side elevation, double doors into the extended family room, gas fire with brick surround and central heating radiator

## Kitchen / Diner

A range of wall and base units, laminate counter tops, stainless steel sink drainer, gas cooker and oven, space for white goods, dining area and double glazed window to the side elevation.

## Utility

Base units and laminate counter top, sink, space for washing machine, ample floor space, double glazed window and two spacious storage cupboards.

## Office / Garden Room

Glazed windows and door into the garden.

## Family Room

A lovely room across the rear of the property off the kitchen and lounge, with glazed windows and doors overlooking the garden,

Tel: 024 76939550

## 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



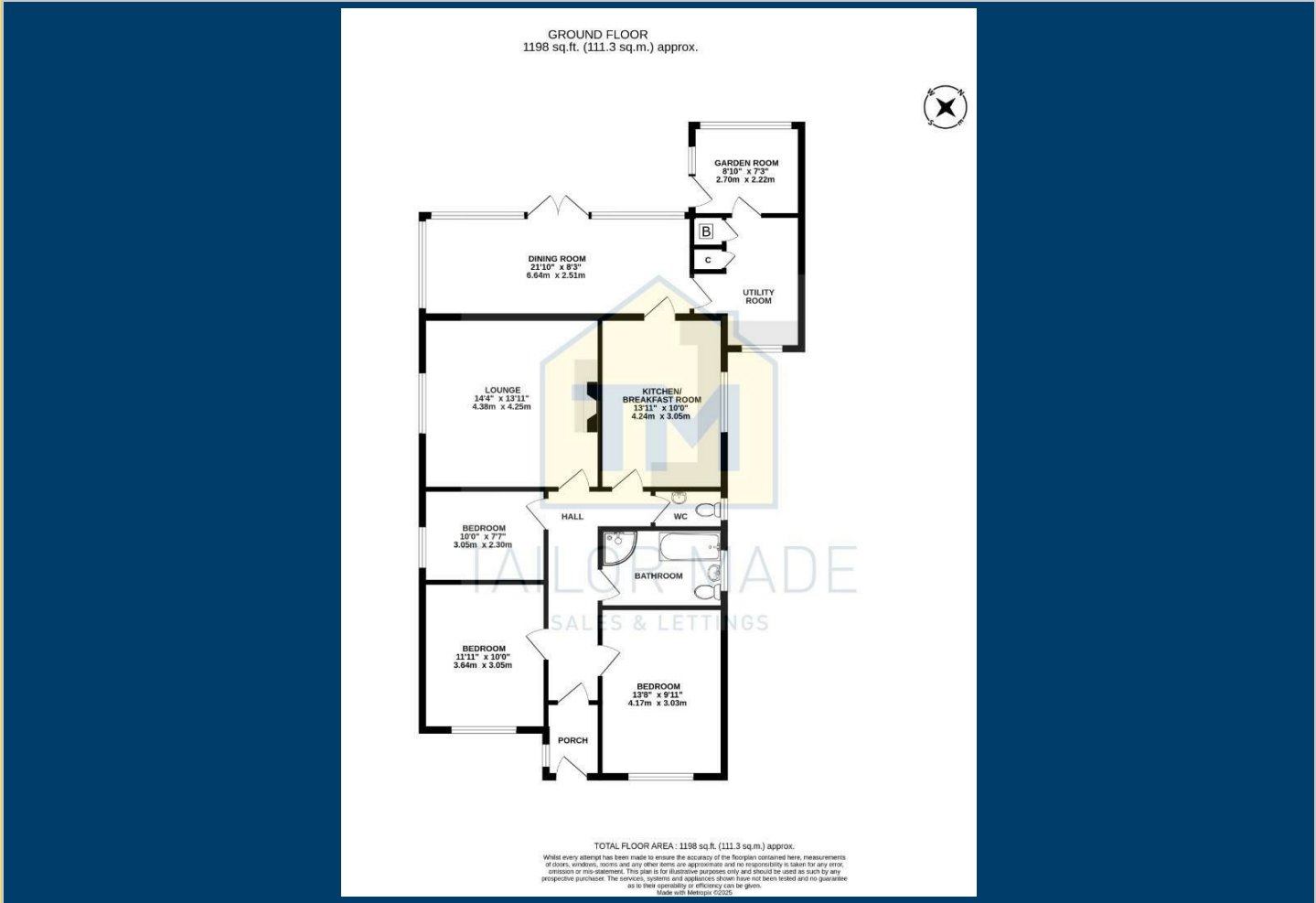
Hybrid Map



Terrain Map



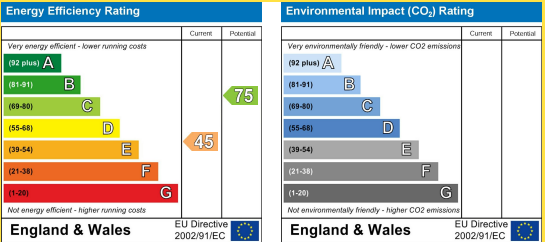
Floor Plan



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