



TAILOR MADE
SALES & LETTINGS



Allesley Old Road

Allesley, Coventry, CV5 8GF

Asking Price £330,000



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Tailor Made Sales and Lettings are delighted to introduce this heavily renovated and extended, traditional double bay fronted semi detached family home, elevated upon Allesley Old Road, opposite Allesley Park.

The property does require some finishing touches with paint work, your choice of floor coverings in the bedrooms and the rear garden landscaping, however a huge renovation has been completed with stunning flush casement windows, new doors, external and internal, full width rear extension with stunning high spec kitchen / dining / living room, downstairs toilet, lovely lounge with leafy outlook from the large bay window and log burner.

The first floor offers two excellent double bedrooms, a good sized single bedroom, ample storage solutions and a lovely modern, four piece bathroom suite. To the rear of the property is a large hardstanding for off-road parking, car-port and detached garage. The garden is an excellent size and a complete blank canvass to landscape to your own style and specification., complete the new fencing and side gate.

Full Property Summary

Entrance Hallway

A large inviting entrance hallway with doors off to the lounge and kitchen / diner. Stairs to the first floor landing.

Lounge

Double glazed bay window to the front elevation, central heating radiator and log burning stove.

Open Plan Extended Kitchen / Diner

A stunning, largely extended open plan kitchen /

dining / living room with high spec kitchen appliances, new kitchen, great entertaining and family space. The kitchen comprises a range of styling wall and base units, large returning breakfast bar area, stunning Quartz counter tops, Neff integrated ovens, high spec induction hob with built in extraction unit, dishwasher, space for washing machine and tumble dryer, space for a large American style fridge freezer and inset sink drainer. There is ample natural light with a large sky light, bi-folding doors onto the garden and double glazed window overlooking the garden. There is a large dining and living space with another log burning stove, TV area with built in cabinetry and door into the downstairs WC.

Downstairs WC

Half tiling in a white modern metro style, WC with Saniflow system and wash hand basin with vanity unit.

First Floor Landing

Doors off to all three bedrooms and a large four piece family bathroom.

Bathroom

A larger than average four piece family bathroom with large bath tub in front of the double glazed window, shower cubicle, WC, wash hand basin with vanity unit and tall chrome heated towel rail.

Bedroom One

Double glazed bay window to the front elevation, radiator and two built in wardrobes.

Bedroom Two

Double glazed window to the rear elevation, built in wardrobe and central heating radiator.

Bedroom Three

Double glazed window to the front elevation, currently set up has walk in wardrobe with built in units or could be put back to a single bedroom.

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



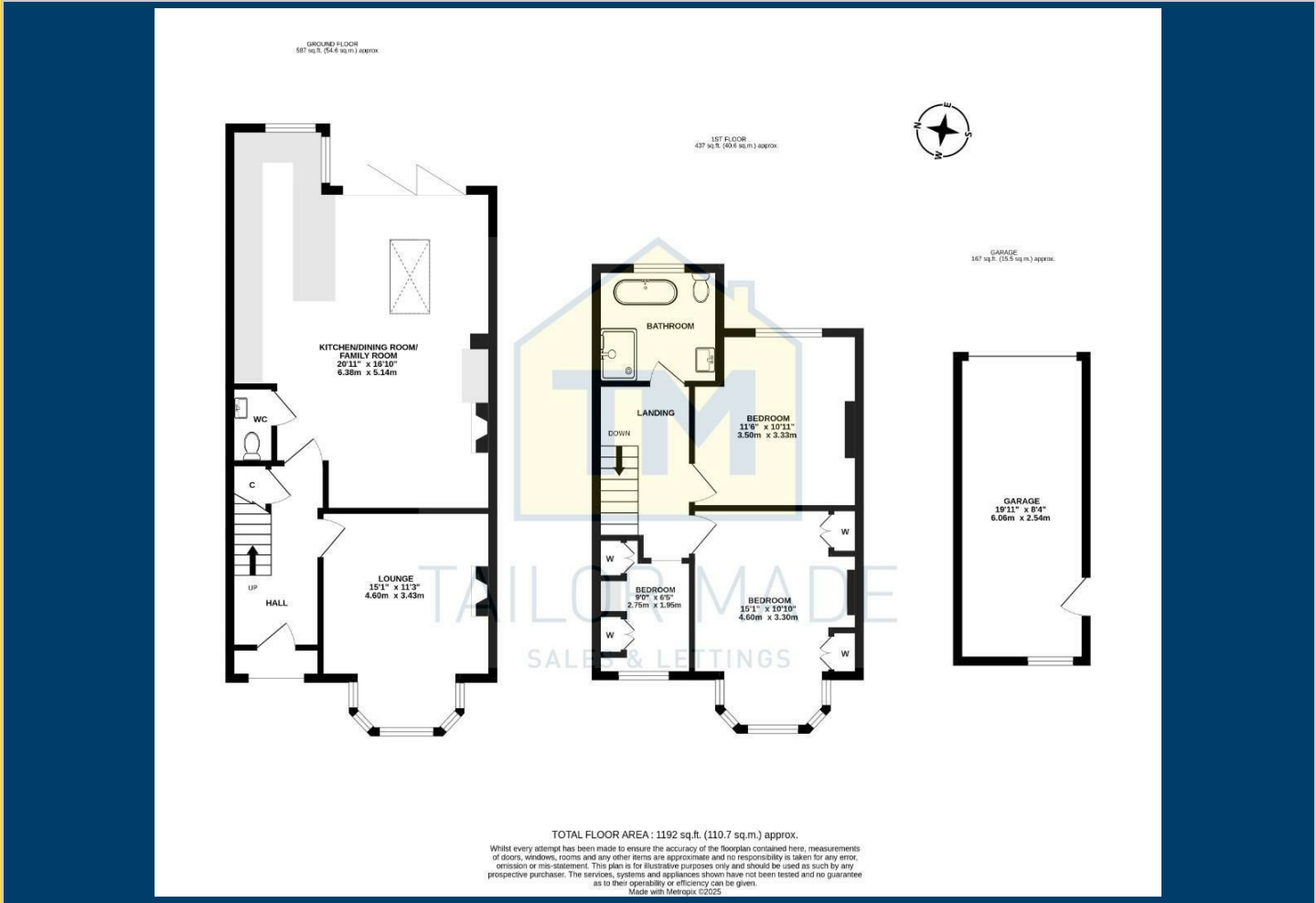
Hybrid Map



Terrain Map



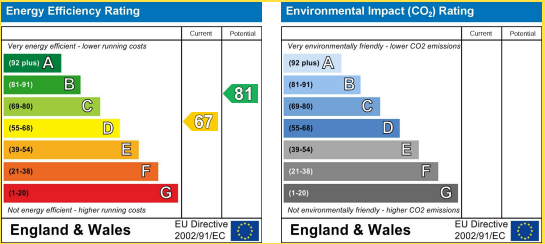
Floor Plan



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