



TAILOR MADE
SALES & LETTINGS



Mistyrose Close

, Coventry, CV5 9PL

Asking Price £163,000



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Tailor Made Sales and Lettings are delighted to bring to market this well presented two bedroom, modern top floor apartment located, on a small development off Browns Lane in Allesley. The property is peacefully positioned on the edge of gorgeous countryside and a short walk into the village where you can find shops, cafe, post office, doctors surgery, pharmacy, and hairdressers. There are regular bus connections within walking distance to the property, a short distance from the Jaguar Sports and Social Club and easy access to the A45, linking you to the motorway network and under 10 minutes to Birmingham Airport.

The property is accessible via a secure communal entrance, with stairs leading to the top floor. There is a spacious bright lounge / diner with balcony and French doors. With an opening to a modern fully fitted kitchen with integrated appliances. Two bedrooms the master benefiting from a modern en-suite shower room. The main bathroom, also modern is equipped with a bath and shower over.

There is allocated parking to the front of the block, along with a bike store.

Entrance Hall

Doors off to all principle rooms and storage cupboard and electric storage heater.

Lounge / Diner

Double glazed patio doors to the private balcony, overlooking the central green, electric storage heater, ample dining space and opening into a modern kitchen.

Kitchen

A selection of wall and base units, laminate counter tops, stainless steel sink drainer, four ring electric hob, electric oven, extractor hood, built in washing machine and space for a fridge freezer.

Bedroom One

Double glazed window and electric panel heater.

En-Suite

A shower enclosure, WC, wash hand basin and radiator.

Bedroom Two

Double glazed window and electric panel heater.

Bathroom

A white suite including a bath with mixer tap shower, WC, wash hand basin and electric heater.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the

Tel: 024 76939550

stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

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.

How to Make an Offer

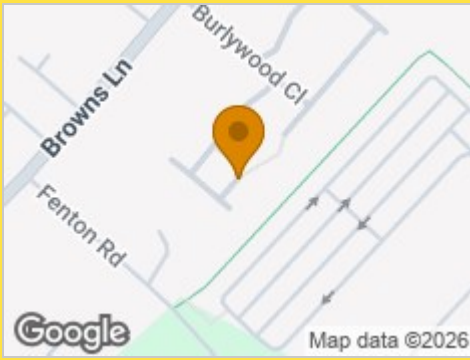
We will require the following information before we can advise our clients to accept or reject your offer:

- 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.



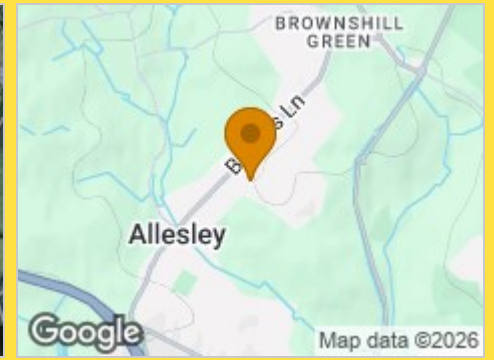
Road Map



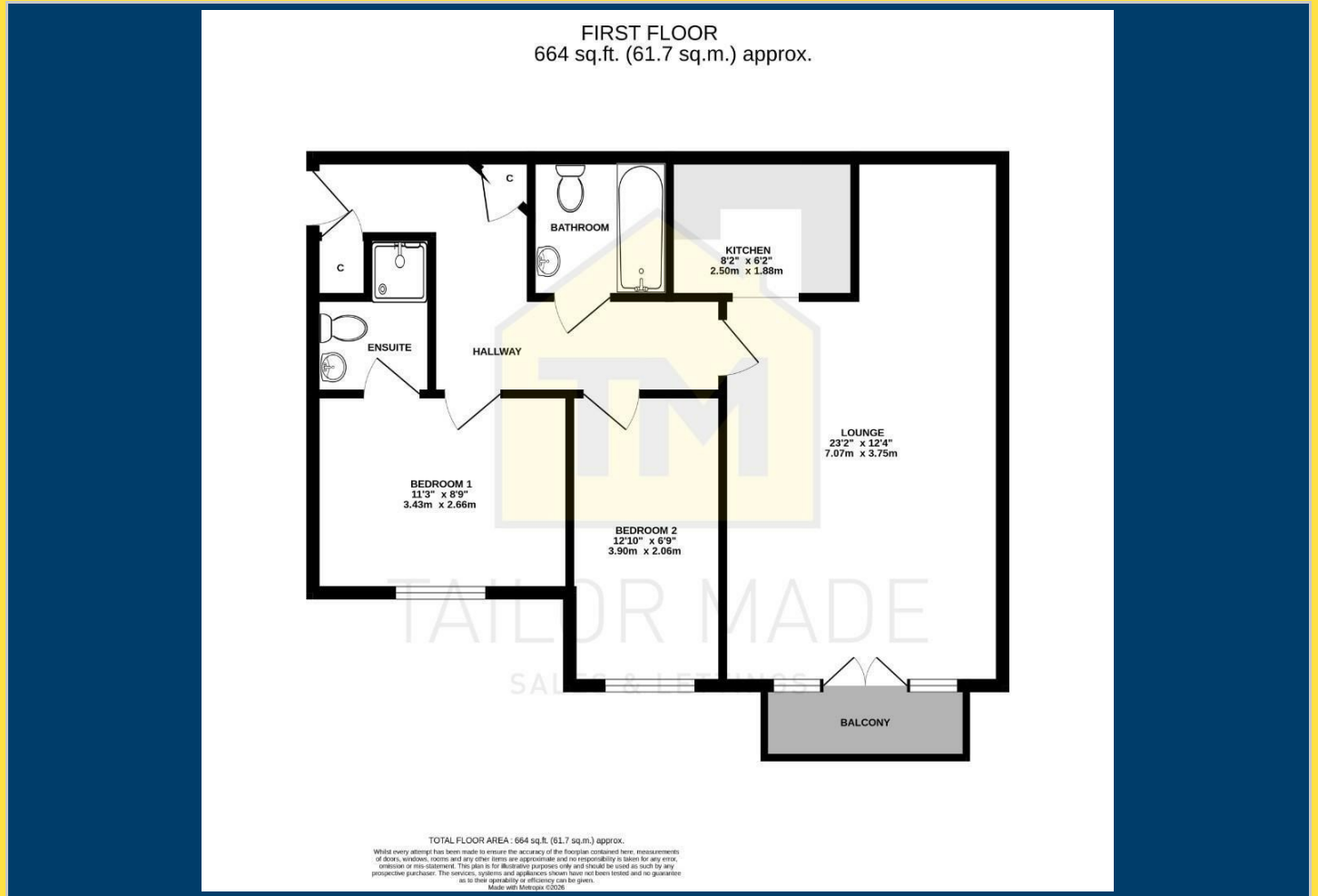
Hybrid Map



Terrain Map



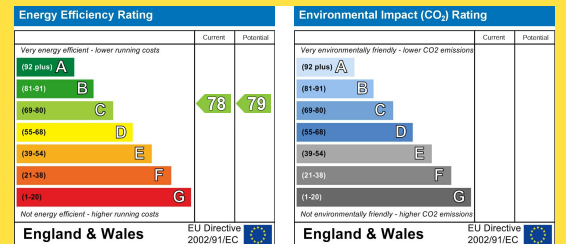
Floor Plan



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.