



TAILOR MADE

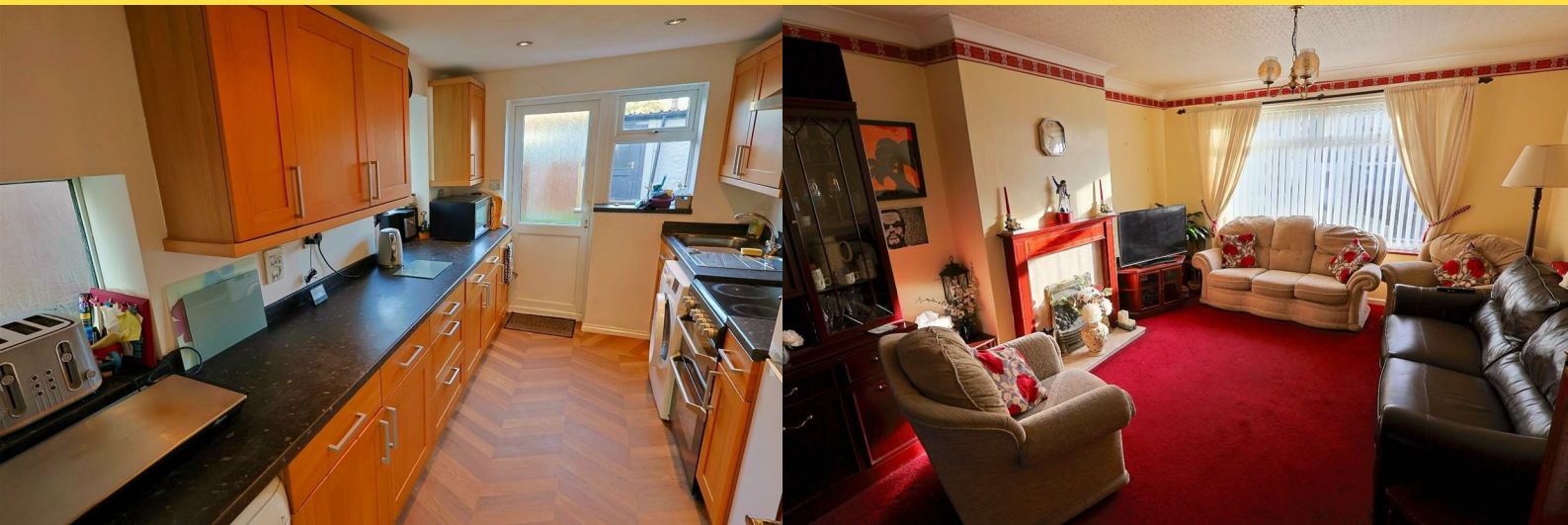
SALES & LETTINGS



## Aldbury Rise

Allesley Park, Coventry, CV5 9JN

Asking Price £240,000





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Tailor Made Sales and Lettings are delighted to bring to market this excellent three bedroom end of terraced, located in the heart of the hugely popular Allesley Park estate. The property is situated a stone's throw from three excellent, well respected primary schools, children's nursery, top rated doctors surgery, pharmacy and dental practice. There is a parade of shops and easy access to Allesley Park.

The property benefits from a double garage to the rear with excellent vehicle access and off road parking, no onward chain and great scope to add your own stamp on this excellent first time purchase / family home.

The ground floor accommodation comprises an entrance hallway, large through lounge / diner with patio doors onto the garden and covered patio area, modern fully fitted kitchen.

The first floor has a good sized family bathroom, spacious landing area with doors off to three excellent sized bedrooms, two good sized doubles and an excellent sized single.

The rear garden has been well kept, private, fence enclosed with covered patio area, lawn, gated access onto the rear service road and access into the double garage.

## Full Property Summary

### Entrance Hallway

Doors off to the lounge / diner and kitchen, under stairs storage and stairs to the first floor landing.

### Lounge / Diner

Double glazed window to the front elevation, gas fire, two central heating radiators and double glazed sliding doors to the garden.

### Kitchen

A modern kitchen, equipped with a range of wall and base units, stainless steel sink drainer, four ring electric hob and cooker, extractor hood above, laminate counter tops, stylish Herringbone style flooring, space for under counter white goods including a washing machine, tumble dryer and full height fridge freezer.

### First Floor Landing

Doors off to all three bedrooms and the bathroom.

### Bedroom One

Large selection of wardrobes, double glazed windows and central heating radiator.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Bath, shower over, wash hand basin, WC, radiator and double glazed window.

### 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



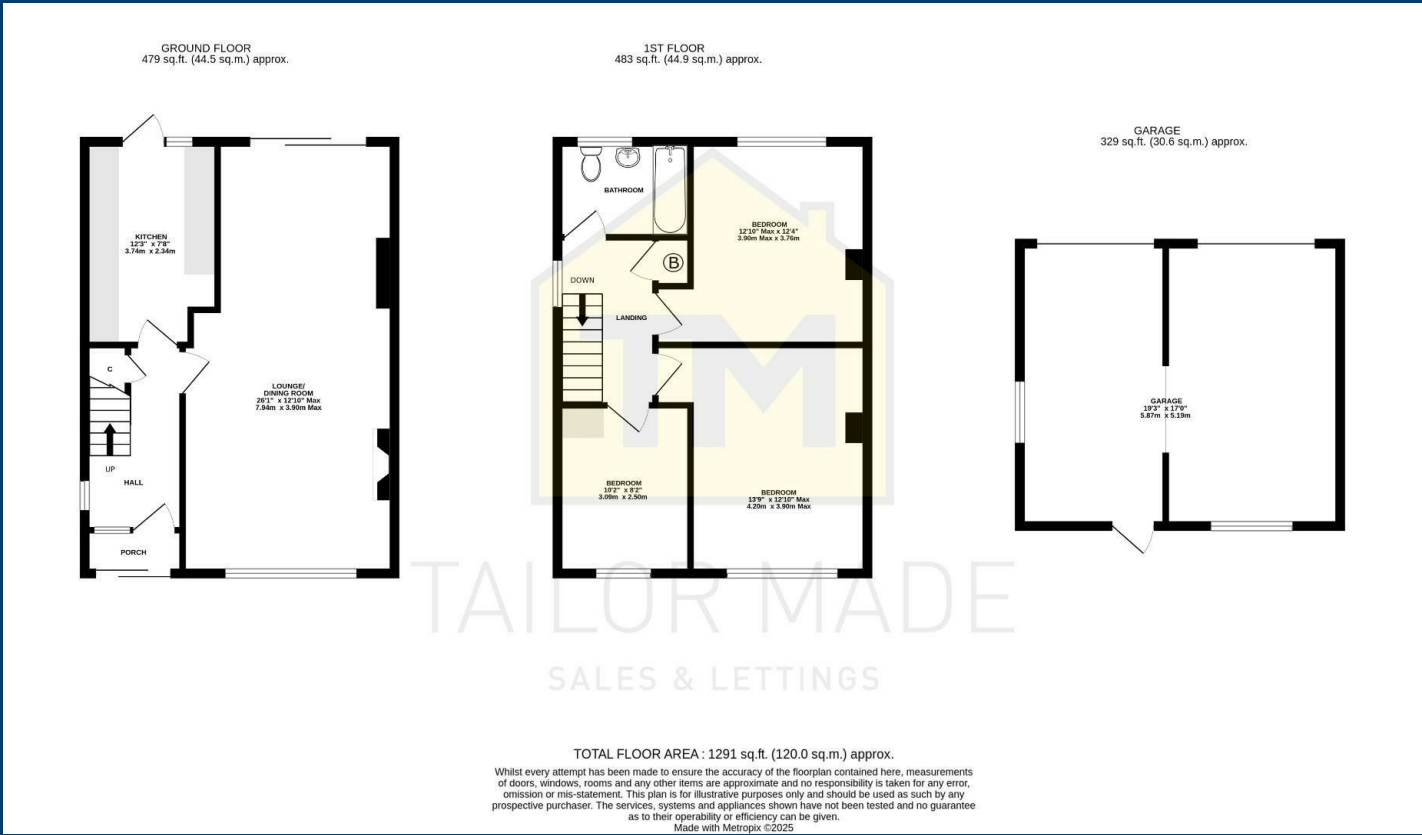
Hybrid Map



Terrain Map



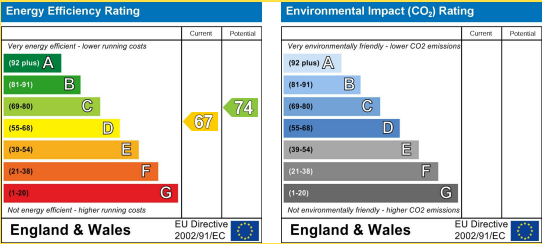
Floor Plan



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.