



TAILOR MADE  
SALES & LETTINGS



## Bexfield Close

Allesley, Coventry, CV5 9BG

Asking Price £330,000





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## Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this large link Detached property, with great potential to transform into a beautiful family home. Well loved by the previous owner, it has the benefit of a modern recently fitted shower room, large conservatory to the rear and two downstairs reception rooms.

This peaceful road is conveniently located just off the popular Birmingham Road, in the heart of Allesley Village, well served by local amenities, shops, pharmacy and hair dressers and transport links to the city centre, A45 and Birmingham / NEC.

The property has a large frontage, suitable for multiple vehicles and an integral garage suitable for storage, or with the potential to convert into additional living space. Briefly comprising of a large entrance porch, entrance hallway, kitchen, large living space with separate office/reception room, large conservatory to the rear, utility space and garage. To the first floor, there is three bedrooms, and a modern shower room.

EPC and Floorplan ordered.

The property has great potential to be a large and beautiful home and is presented to market with no onward chain.

## Porch

UPVC front door, convenient for storage, leading to front door.

## Entrance Hallway

Door to Kitchen, Living Room and stairs to first floor landing.

## Kitchen

Range of wall and base wooden units, tiled splash back

and laminate flooring. Sink with tap , Gas cooker, space for fridge freezer. Double glazing to front elevation, and UPVC door to the garage.

## Garage

Up and over secure garage door, door to utility and door to kitchen.

## Utility

Tap and sink, wall and base units . UPVC privacy window, door to garage and door to conservatory.

## Living Room

Gas central heating, and gas fireplace. Door to office /seperate reception room, sliding door to conservatory, and door to entrance hallway.

## Office / Reception Room

Double glazing window to rear elevation, gas central heating.

## Landing

Door to Bedrooms and Shower Room.

## Shower Room

Grey tiled modern shower room, WC, heated towel rail, shower unit with sliding door, waterfall and hand held shower, vanity sink. Double glazing to front elevation.

## Bedroom One

Double glazing to front elevation, gas central heating.

## Bedroom Two

Double glazing to rear elevation, gas central heated.

## Bedroom Three

Double glazing to rear elevation, gas central heating.

## 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

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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 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/](http://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.



Road Map



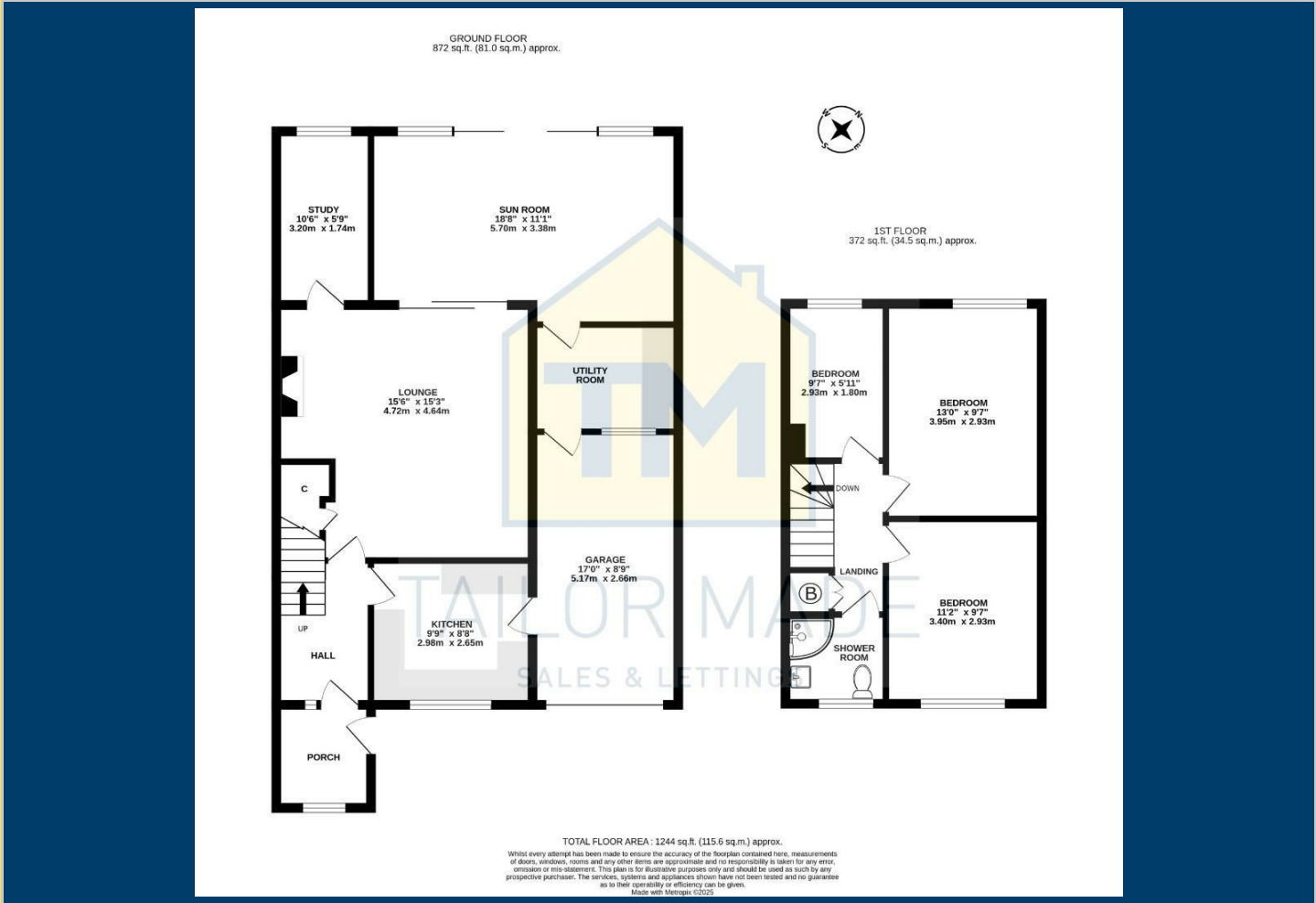
Hybrid Map



Terrain Map



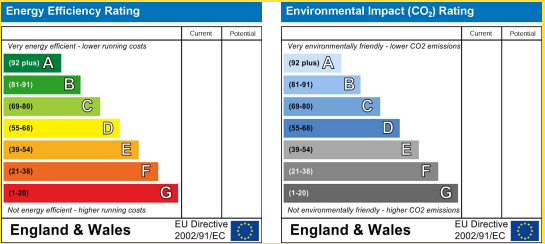
Floor Plan



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.