



TAILOR MADE  
SALES & LETTINGS



Allesley Old Road

Chapelfields, Coventry, CV5 8GG

Asking Price £315,000





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### Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this beautifully presented three bedroom semi detached corner plot, located in the hugely desirable area of Chapelfields, a stones throw from excellent schooling, wide range of local amenities, easy access to two popular parks and superb transport links in and out of the city.

The property occupies a prominent corner plot, screened from the road behind mature shrubs and has the huge benefit of a double garage with off-road parking in front. There is a low maintenance, private rear garden and excellent potential to future extend, subject to the necessary consents.

The property comprises a large entrance porch, leading into an entrance hallway, spacious through lounge / diner, formerly two separate reception rooms and could easily be converted back. There is the benefit of a downstairs WC and a stylish and contemporary, modern fully fitted kitchen with integrated appliances.

The first floor offers two very generous double bedrooms, a good sized single bedroom or home office and a stunning family bathroom.

### Double Garage

22'3 x 21'3 (6.78m x 6.48m )

Just under 500sq ft alone, an excellent space for storage or opportunity to convert. Up and over doors to front, and UPVC patio doors to the rear accessible via the rear garden.

### Porch

Double glazing, door into the entrance hallway

### Entrance Hallway

Wide entrance hallway, cupboard under stairs. Doors to lounge / diner, kitchen and downstairs WC

### Through Lounge Diner

27'5 x 18'3 (8.36m x 5.56m)

Bay fronted, double glazing to front elevation. Patio doors to the rear elevation leading to the Garden. Gas feature fireplace, and gas central heating.

### Kitchen

15'11 x 7'8 (4.85m x 2.34m)

Range of wall and base navy matt units, with granite effect worktops. Integrated electric oven, double hob and extractor hood. Built in fridge freezer, washing machine and dishwasher.

### Downstairs WC

Modern metro tiling, wash hand basin, WC.

### Bedroom One

15'8 x 10'11 (4.78m x 3.33m)

Bay fronted double glazing, gas central heating. Wood effect laminate flooring .

### Bedroom Two

11'9 x 10'6 (3.58m x 3.20m)

Wood effect laminate flooring, gas central heating and double glazing to rear.

### Bedroom Three

9 x 5'11 (2.74m x 1.80m)

Double glazing and gas central heating.

### Family Bathroom

A stylish and modern family bathroom comprising a bath with shower over, stylish tiling, wash hand basin with vanity unit, WC, heated towel rail 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.

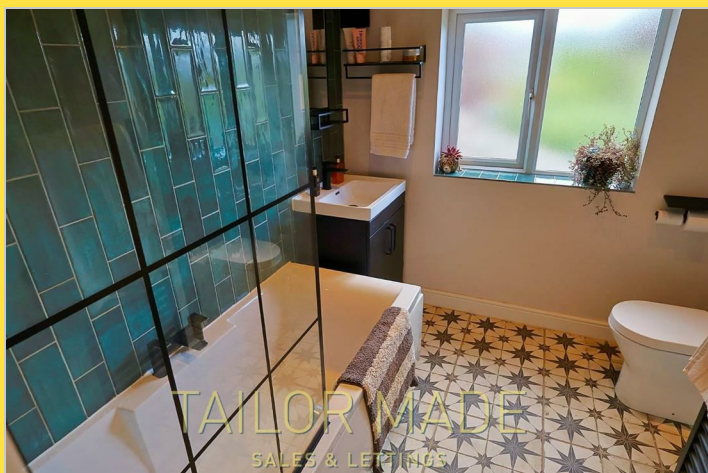
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

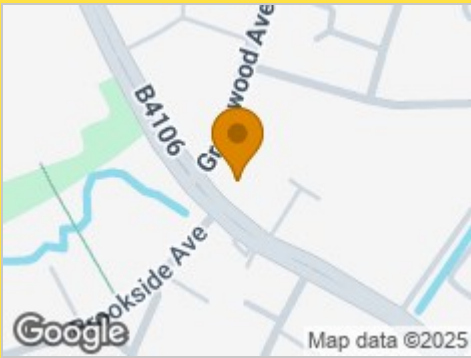
## Money Laundering Regulations

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.

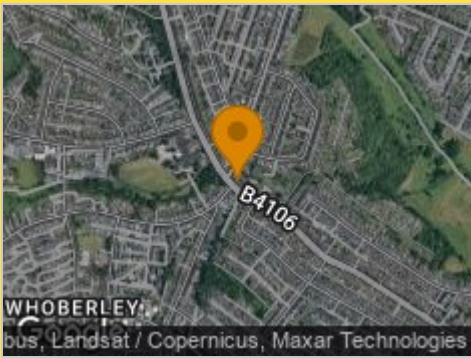




Road Map



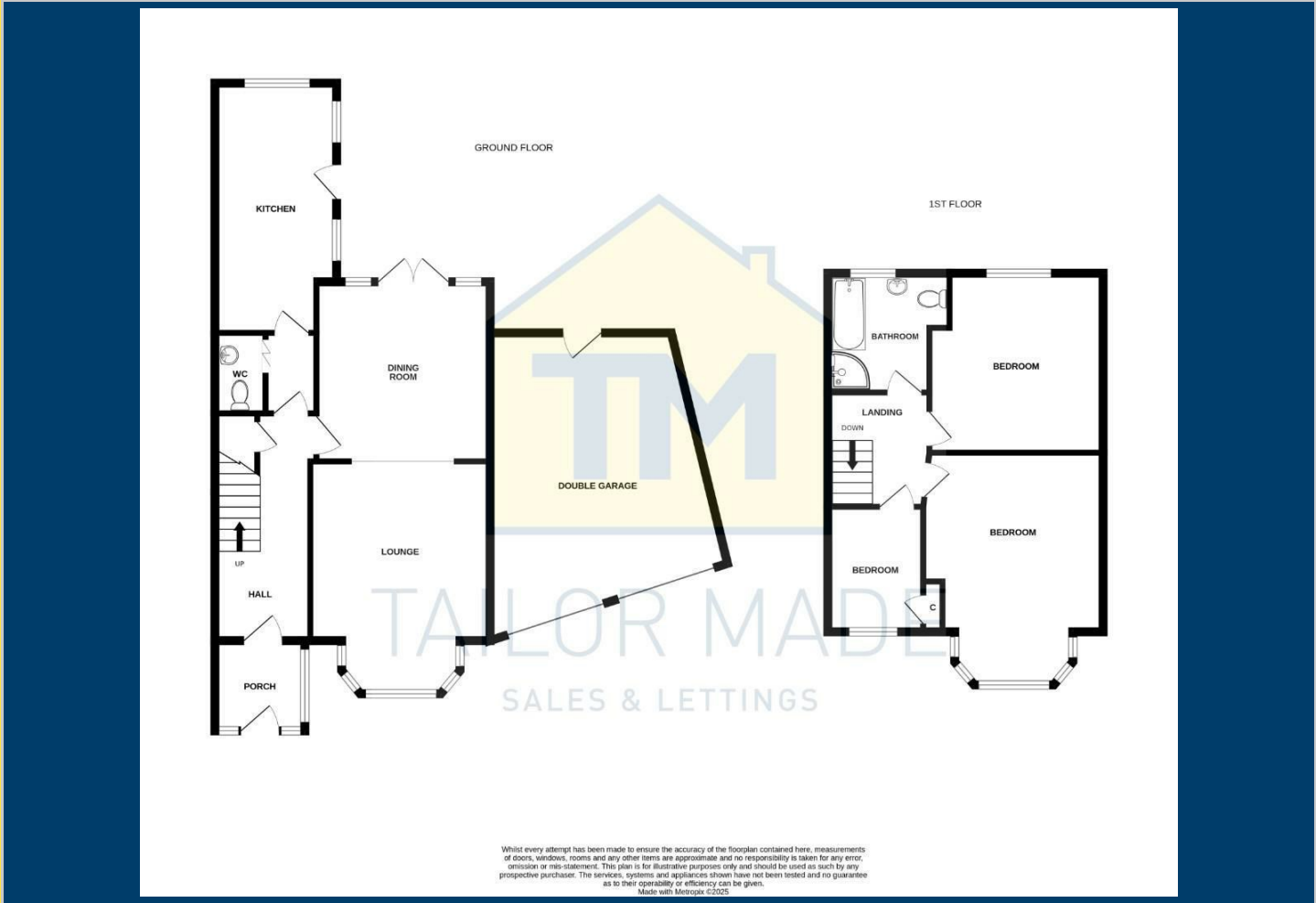
Hybrid Map



Terrain Map



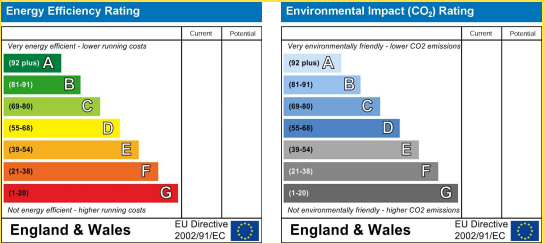
Floor Plan



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