



TAILOR MADE

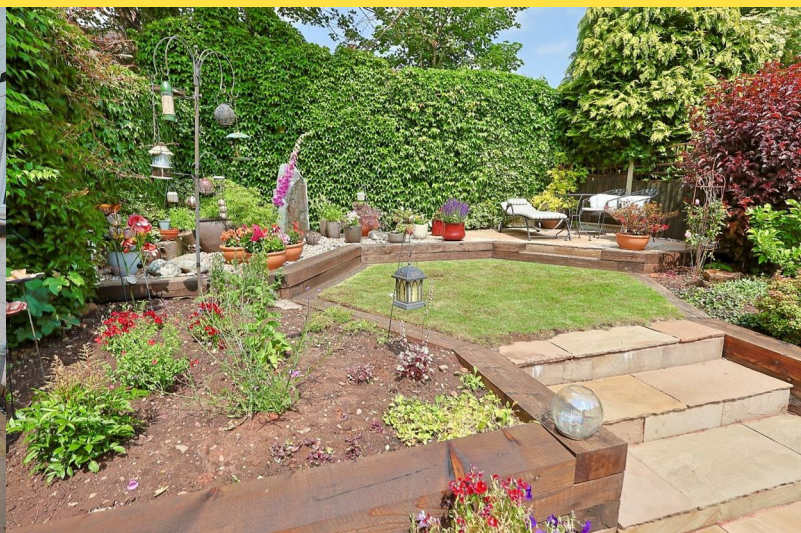
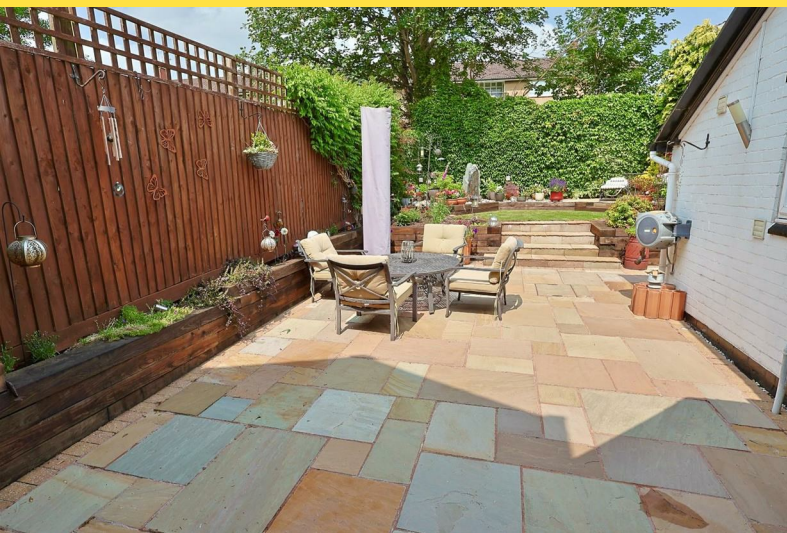
SALES & LETTINGS



Birmingham Road

Allesley Village, Coventry, CV5 9GX

Offers Over £450,000



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Tailor Made Sales and Lettings are delighted to bring to market this exceptional four bedrooms, largely extended family home with bags of character and plenty of kerb appeal. This perfectly presented family home is located in heart of desirable Allesley Village, an area packed with local amenities, village hall, cafe, post office, independent gym, two popular pubs, doctors surgery, pharmacy and convenience stores. There is a regular bus service into the city and also to Birmingham Airport.

The property offers off-road parking to the front, tandem garage with direct access to the property, beautiful landscaped garden over two levels, alarm and security cameras.

Inside this home doesn't disappoint, superbly presented with lovely cosy lounge, large window and stunning remote control gas fire. A door leads into a lovely modern, fully fitted kitchen / diner with under floor heating, granite counter tops, high spec integrated appliances, large larder unit, dining space, door into the tandem garage, glazed window and door flowing into a lovely sized family room (which could also be knocked through into one large room).

The family room has an insulated packed roof, spot lights, lovely seating or additional dining area, patio doors onto the garden and door into a large utility room and modern downstairs toilet.

The first floor offers four excellent sized, well decorated bedrooms, including three excellent sized double bedrooms, two with fitted wardrobes and an excellent sized single bedroom or home office. The family bathroom is beautiful and offers a much larger than average four-piece suite including a large bath tub, walk in shower enclosure, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

The rear garden is beautifully presented, privately enclosed with shrubs, with large Indian Sandstone patio area, steps up to a lawned area, sunbathing and dining area, large sleeper flower beds, well stocked with shrubs, rockery area and lovely water feature. There is also direct access into the tandem garage.

Full Property Summary

Entrance Hallway

Door into the lounge and stairs to the first floor accommodation

Lounge

A cosy front lounge with stripped back flooring, large double glazed window, lovely remote control gas fire, central heating radiator and door leading into the kitchen / diner.

Kitchen / Diner

A beautifully presented modern kitchen with under floor heating, comprising a range of wall and base units, granite counter tops with inset sink drainer and granite window cill, selection of high spec appliances including Neff microwave oven, Neff oven, under counter fridge and freezer, Bosch dishwasher, Neff five-ring hob, extractor fan and light, dining space, large larder cupboard, large glazed window and door flowing into the family room and door into the tandem garage.

Family Room

Double glazed patio doors onto the garden, spot lights, large seating or additional dining area, radiator and door into the utility room

Utility Room

Counter unit with washing machine and tumble dryer, sink, double glazed window and door into the WC

WC

WC with concealed cistern, wash hand basin with vanity unit, radiator and towel rail, double glazed window.

First Floor Landing

Doors off to all four bedrooms and the family bathroom.

Bedroom One

Double glazed window, built in wardrobes and central heating radiator.

Bedroom Two

Double glazed window, built in wardrobes and central heating radiator.

Bedroom Three

Double glazed window and central heating radiator

Bedroom Four

Double glazed window and central heating radiator

Bathroom

A stunning, much larger than average four piece bathroom suite comprising a large bath tub, walk in shower enclosure, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

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



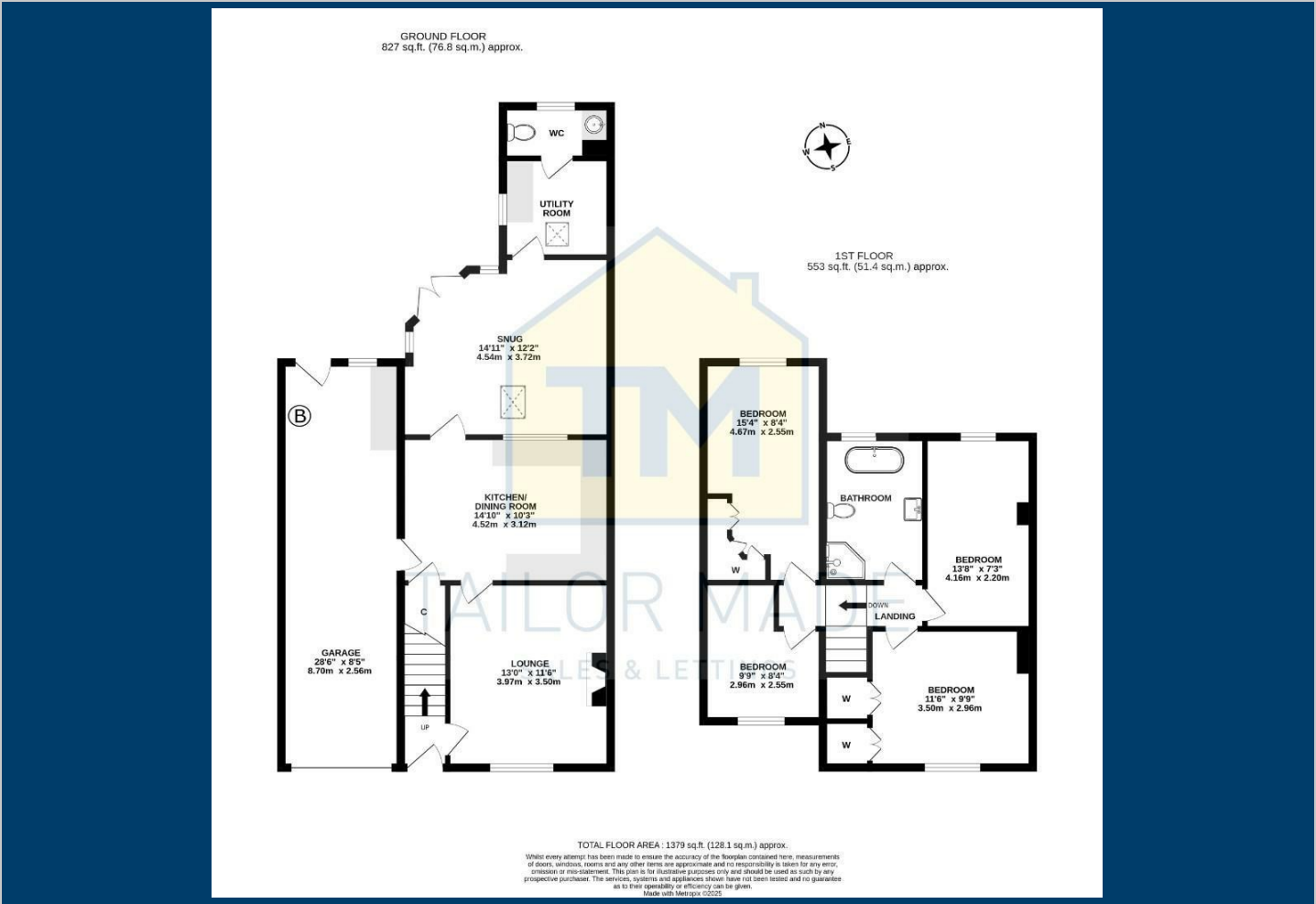
Hybrid Map



Terrain Map



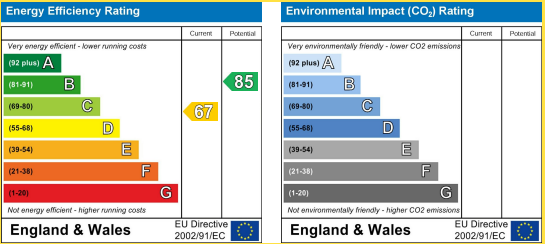
Floor Plan



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.