TAILOR MADE

SALES & LETTINGS

Burlywood Close

, Coventry, CV5 9PJ

Asking Price £167,000

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Tailor Made Sales and Lettings are delighted to bring to market this well presented two bedroom, modern first 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, hairdressers and two well respected pubs.

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 15 minutes to Birmingham Airport.

You enter the block through a secure intercom communal entrance, with stairs leading to the first floor landing, where the front door is located on the right hand side.

Once entering this immaculate apartment, there is a spacious entrance hallway with doors off to all principle rooms and a spacious storage cupboard. There are two excellent sized bedrooms, neutrally decorated with new carpets and large double glazed windows, bringing in plenty of natural light. The master bedroom benefits from an en-suite shower room with shower enclosure, WC and wash hand basin.

There is a spacious lounge / dining area, with patio doors onto a private balcony area, overlooking the central green to the small development. Off the lounge / diner is a separate fully fitted modern kitchen, with four ring electric hob, electric oven, extractor hood, sink drainer and space for a fridge freezer.

Full Property Summary

Entrance Hallway
Doors off to all principe rooms and a large storage cupboard

Lounge / Diner
Double glazed patio doors to the private balcony, overlooking the central green, electric panel radiator, 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 washer/dryer, 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 radiator.

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

Tel: 024 76939550

• 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

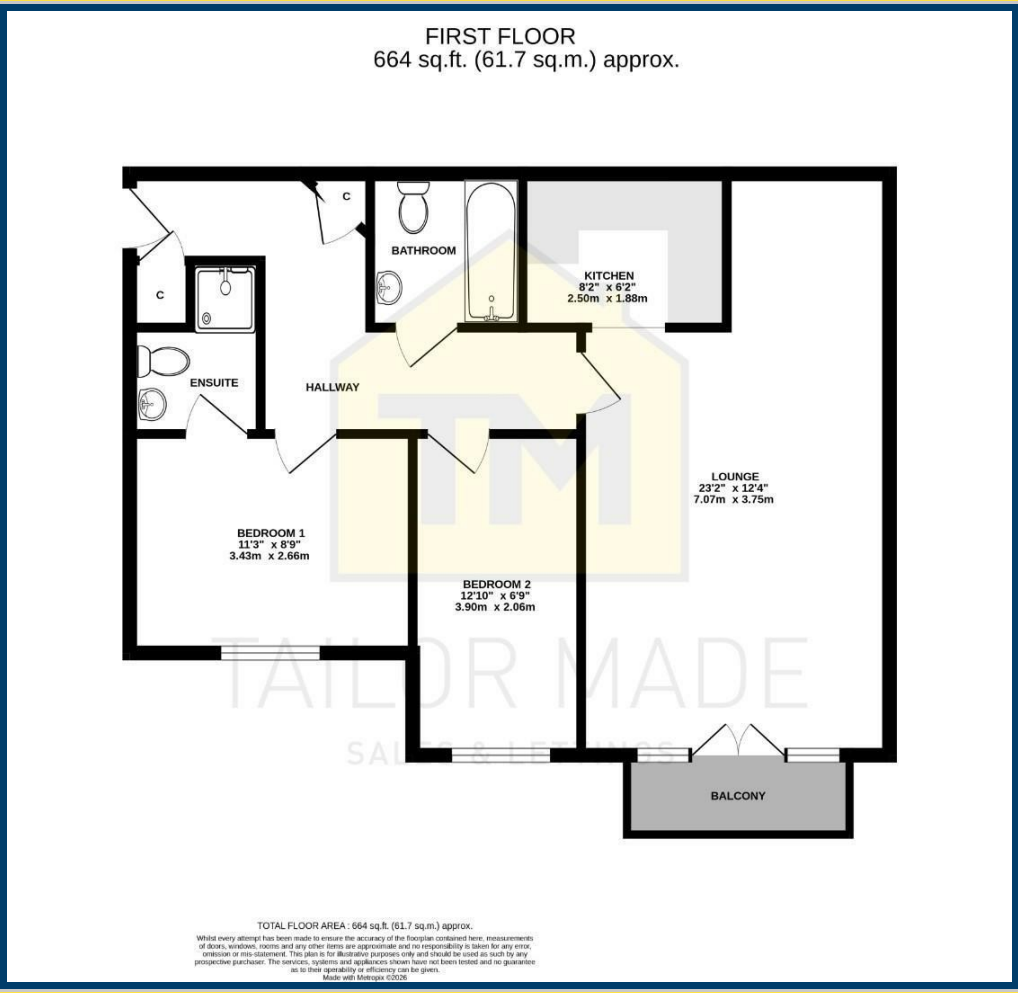
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.

Road Map

Hybrid Map

Terrain Map

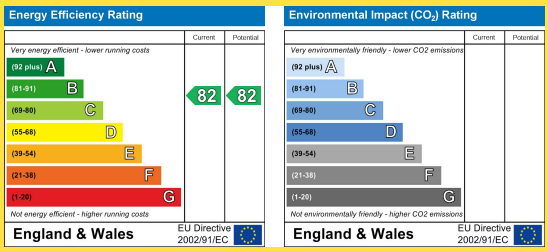
Floor Plan



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.

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