



TAILOR MADE
SALES & LETTINGS



Frilsham Way

Allesley Park, Coventry, CV5 9LS

Asking Price £260,000



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Introducing this excellent corner plot, three bedroom, extensively renovated end of terrace family home, occupying an excellent corner plot with so much further potential, should the new buyer wish to extend.

The property is perfectly positioned within one street of the park entrance, short walk to three superb primary schools, nursery and wide range of all the amenities you could wish for on your doorstep.

There are good sized gardens to the front, side and rear with a driveway and garage to the rear.

The ground floor comprises a good sized entrance hallway, cosy front lounge and superb open plan newly installed kitchen / diner.

The first floor offers three excellent sized bedrooms, two good sized doubles and a large single bedroom. The shower room is modern, fully tiled and comprises a shower enclosure, WC, wash hand basin, radiator and double glazed window.

Full Property Summary

Entrance Hallway

Doors off to the lounge and kitchen / diner, radiator and stairs to the first floor.

Lounge

Double glazed window to the front and central heating radiator.

Kitchen / Diner

A lovely open plan kitchen / diner, ideal for entertaining and family time. The kitchen comprises

a range of modern wall and base units, laminate counter tops, four ring electric hob, electric oven, extractor hood, space for white goods including full size fridge freezer, washing machine and tumble dryer / dishwasher. Dining space, radiator, double glazed window and double glazed patio doors onto the garden.

First Floor Landing

Doors off to all three bedrooms and the bathroom

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

A fully tiled modern shower room, comprising a shower enclosure, WC, wash hand basin with vanity unit, 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

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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

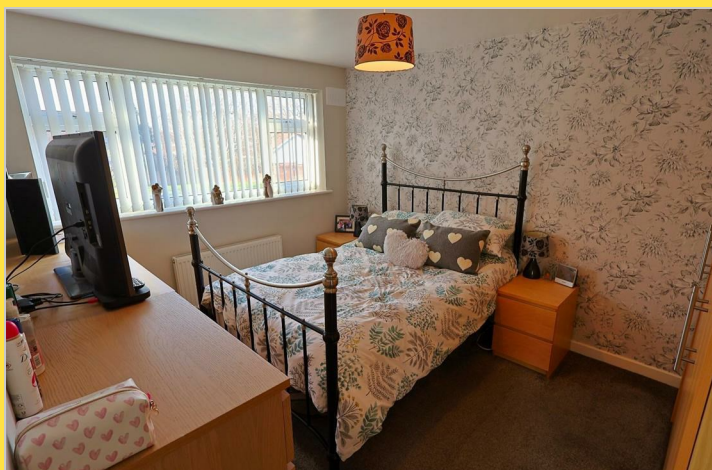
incorrect.

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.



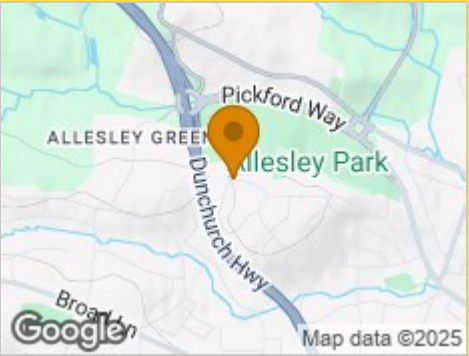
Road Map



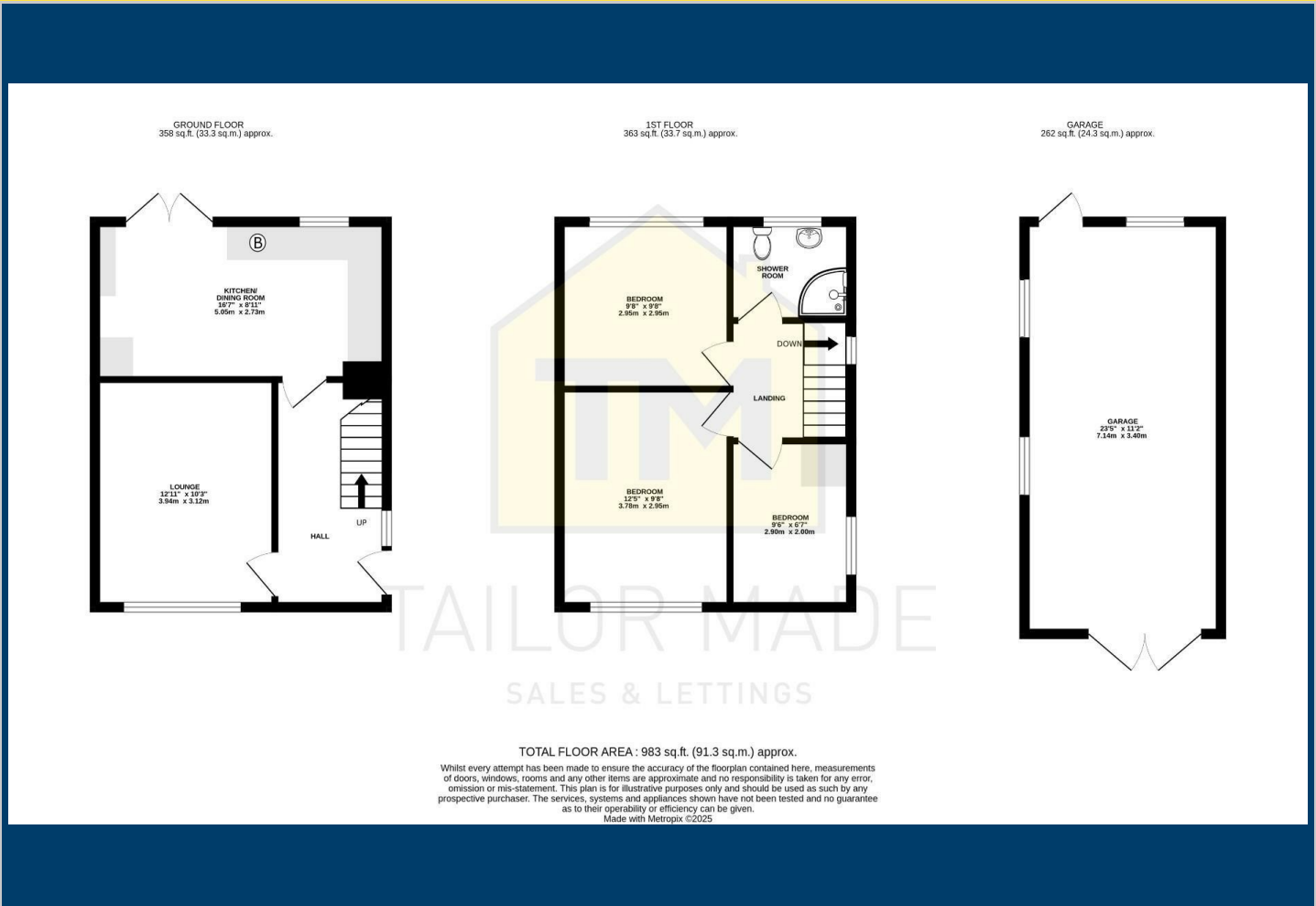
Hybrid Map



Terrain Map



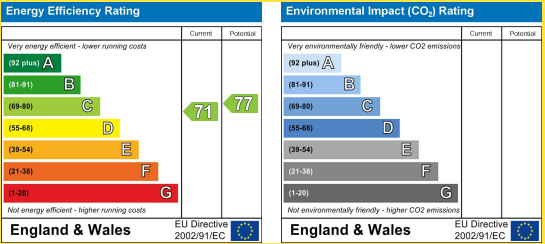
Floor Plan



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.