



TAILOR MADE
SALES & LETTINGS



Torbay Road

Allesley Park, Coventry, CV5 9JW

Asking Price £200,000



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Tailor Made Sales and Lettings are delighted to bring to market this exciting project for looking to customise and potentially extend their own home to exactly how they want it. This property located in the heart of desirable Allesley Park, set amongst a wide range of local amenities and excellent primary school choices.

The property is in need of FULL MODERNISATION and if offered for sale with NO ONWARD CHAIN.

The property has a block paved frontage, superb sized rear garden with good rear vehicular access.

The ground floor comprises an entrance hallway, front lounge, rear dining room, small galley kitchen with lean-to.

The first floor comprises two spacious double bedrooms, a good sized single bedroom and a separate WC and bathroom which could be knocked through to create a lively sized family bathroom.

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

Tel: 024 76939550

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.



